

A beautifully-decorated three bedroom home in a bustling Central Brittany village

EXCLUSIVE



## INFORMATION

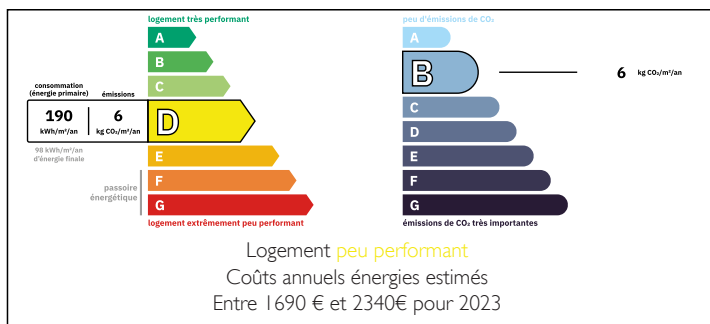
Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	210 m2

## IN BRIEF

In the heart of Central Brittany, near to Quintin and Saint-Nicolas-du-Pelem, this tastefully decorated and renovated cottage is absolutely ready to move in to! With three bedrooms on the first floor and the potential to convert a downstairs workshop into a fourth, this is a really special holiday or family home.

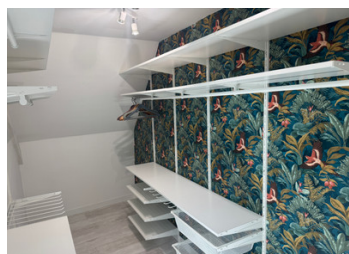


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

An entrance porch opens onto the modern open-plan fitted kitchen and dining/living area with wood burner. Behind is a further reception room with wood burner and a staircase leading to three generous-sized bedrooms, one of which has a walk-in wardrobe. A family shower room with WC serves the first floor.

Returning to the ground floor, there is a utility room, bathroom with bath, shower and WC and a workshop, which could be left as is, or converted into another bedroom.

There is a small courtyard to the front with space for patio furniture, and parking.

With bright and luminous rooms, the property benefits from mains drainage, new double glazing, is well insulated and has a fibre internet connection. The heating is provided by two wood burners, and also smart electric heating through Wiser.

Located right in the centre of Saint Gilles Pligieux, this property is within walking distance to the village grocery store, bar and tabac. The closest beaches are just a 35 minutes drive, and the property is within easy reach of the local ferry ports, Roscoff (1 hour 15 minutes) and Saint Malo (1 hour 30 minutes).

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 461 EUR**

**Taxe habitation: EUR**

## NOTES