

Book a viewing today at this stunning detached 4 bedroom property with garden and swimming pool.



INFORMATION

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|-------------|---------------------|
| Town: | Plouguenast-Langast |
| Department: | Côtes-d'Armor |
| Bed: | 4 |
| Bath: | 3 |
| Floor: | 131 m ² |
| Plot Size: | 1043 m ² |

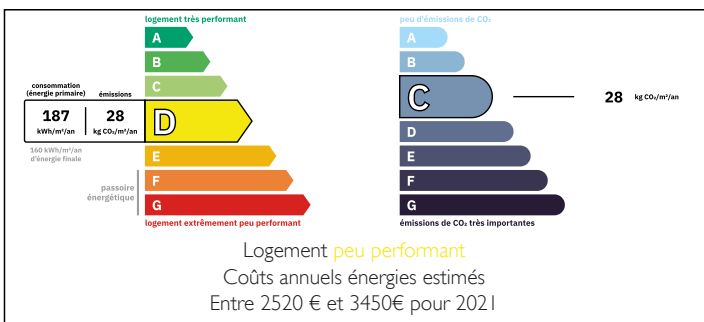


IN BRIEF

A charming 4 bedroom cottage that is a true tardis. On a quiet lane on the edge of a peaceful village. The village is a 10 minute drive to the nearest supermarket, bars and restaurants in the nearby Plouguenast-Langast.

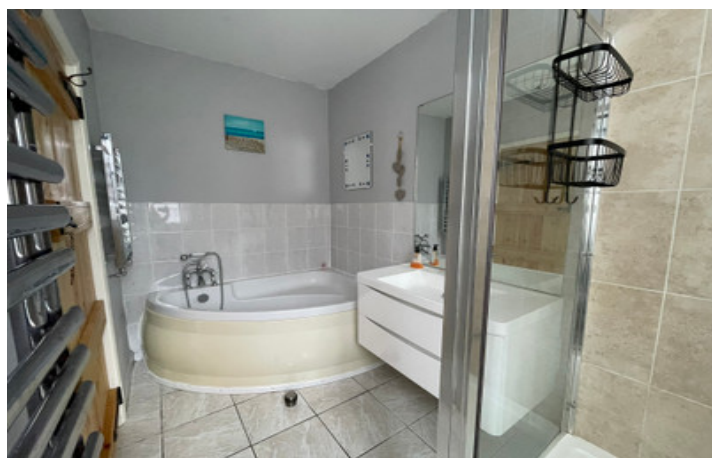
In the centre of Brittany the beaches to the North and South are easily accessible. The property is 40 minutes to Rennes and an hour to the port of St Malo. The perfect lock up and leave or ideal for visiting family and friends.

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

Once you step inside the property you will be amazed by the open spaces and the light flooding in through the windows. There are two front doors - one leads straight into the kitchen and one into the open plan lounge/dining room.

On the ground floor there are two bedrooms, a utility room and a bright, sunny kitchen. The bathroom is a large room with bath, shower cubicle, WC, sink and heated towel rail. The lounge has a wood burner and dining area with access to the rear garden. One of the bedrooms has patio doors leading to a small courtyard area.

The kitchen has modern, fitted units and is a bright and sunny room.

A carpeted stair case leads to the first floor landing which the current owners have used as an overflow sleeping area with a sofa bed. Velux windows flood the landing with light and there is a useful storage cupboard.

There is a shower room with WC, sink and a heated towel rail. The main bedroom has wooden floors with a dormer window and eaves space. There is an ensuite shower room with WC and sink with velux window. The final bedroom is a large room which currently houses three beds quite comfortably.

The property has tiled floors throughout except for the carpeted stairs and landing.

The property is on mains drains and has a gas combi boiler with town gas. There are volets on every...

LOCAL TAXES

Taxe foncière: 998 EUR

Taxe habitation: EUR

NOTES