

Detached cottage, 3 bedrooms and pretty garden. Close to LA TRINITE PORHOET .

EXCLUSIVE



INFORMATION

Town:	Plumieux
Department:	Côtes-d'Armor
Bed:	3
Bath:	3
Floor:	101 m2
Plot Size:	295 m2

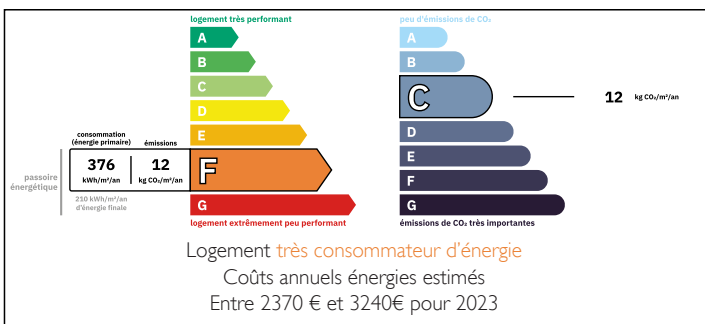
IN BRIEF

Detached cottage with lots of character in a rural setting but close to amenities of PLUMIEUX with bars; a restaurant, bakers and a small shop. 20 minute drive from PLOERMEL and LOUDEAC , the coast, the ports and Rennes airport are just over an hours drive away.

Entrance to the open plan lounge, dining and equipped kitchen with large wood burner. The ground floor has a room suitable as a bedroom and a shower room . A separate WC and a laundry room. The first floor has 2 double bedrooms, an office and a shower room .



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

This pretty cottage has a few neighbours but is in a quiet spot just outside the town of Plumieux. It has a pretty, cottage garden with established shrubs creating a burst of colour in spring and summer, which is easily manageable.

The property itself could do with some refreshment but is ready to move into.

Measurements:

Lounge/dining room (6.031 x 5.750m²)

Kitchen (3.469 x 3.213m²)

WC (0.937 x 2.201)

Laundry area (1.545 x 2.451m²)

Bedroom 1 (3.112 x 3.495m²)

Ensuite bath, sink, large cupboard (2.491 x 1.968m²)

Bedroom 2 (3.511 x 3.171m²)

Shower room (1.755 x 1.616m²)

Bedroom 3 (3.255 x 3.830m²)

The fosse was replaced in 2017 and the property has electric radiators for heating.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES