

Super two-bedroom character stone property set in stunning grounds of over 12,000m2

EXCLUSIVE



## INFORMATION

Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	12070 m2

## IN BRIEF

This detached property is the last property in a quiet hamlet location and is set in over 12,000m2 of well-maintained grounds and woodland.

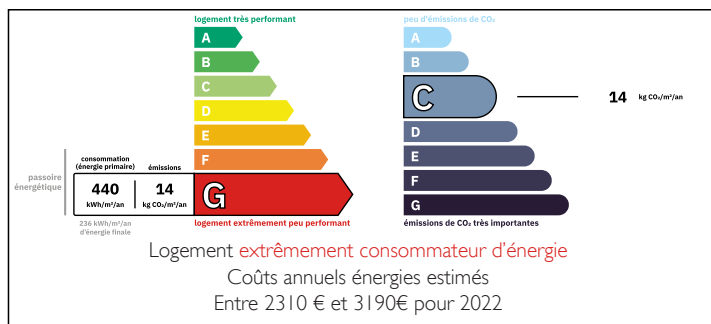
On the ground floor are a lounge with a corner kitchen, and double doors which open to the gardens and terrace. The lounge has a stone chimney with an insert log burner. There is a further room which is currently used as storage, but could be opened up to extend the kitchen further, or used as a ground floor bedroom, or bathroom.

On the first floor are two double bedrooms, and a shower room with WC, all with stunning countryside views.

Outside are a large outbuilding, two wells and a bread oven. The grounds feature expansive lawns complemented by extensive woodland.



## 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.



## LOCAL TAXES

Taxe foncière:	612 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

### DETAILS – GROUND FLOOR

Small veranda

Lounge (43m<sup>2</sup>) with tiled floor, stone chimney with insert log burner, 2 x glazed doors to garden, window, 2 x electric radiators. Beams. Corner kitchen with appliances and fitted cupboards.

Room (2.99m x 2.86m) used for storage with tiled floor.

### DETAILS – FIRST FLOOR

Bedroom 1 (19.48m<sup>2</sup>) L-shaped with wooden flooring, electric radiator and window.

Bedroom 2 (3.10m x 5.18m) with wooden flooring, electric radiator and window

Bathroom (3.10m x 2.01m) with shower, washbasin, WC, electric radiator and window

Storage cupboard

### OUTSIDE

Outbuilding (38m<sup>2</sup>)

Gardens

Well x 2

Bread oven

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