

## 2 Bedroom, pretty stone cottage with garden



## INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	461 m2

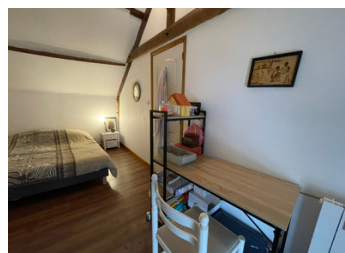


## IN BRIEF

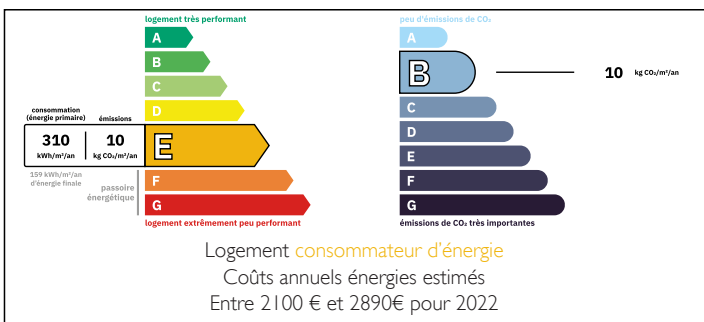
A hidden gem within walking distance of amenities. This cute, recently renovated and tastefully decorated cottage will sell quickly! Just bring your suitcase and move in!



This charming 2 bedroom cottage has a beautiful fitted kitchen and a cosy living room with pellet stove for warm winter evenings by the fire, and two lovely bedrooms upstairs. The bathroom includes a shower, bathtub and WC.



## ENERGY - DPE



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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

Charming renovated cottage – 87 m<sup>2</sup> – 2 bedrooms  
– 461 m<sup>2</sup> garden – Plémet

For sale, this lovely 87 m<sup>2</sup> cottage, fully renovated and tastefully decorated, located in the commune of Plémet, just 13 minutes from Loudéac.

### Interior

Beautiful fitted kitchen with clever use of a cupboard as laundry area (4.278 x 4.274m<sup>2</sup>)

WC (0.9 x 3m<sup>2</sup>)

Cosy living room with pellet stove for warm winter evenings (4.618 x 5.501m<sup>2</sup>)

Landing (2.846 x 2.568m<sup>2</sup>)

2 bright and spacious bedrooms upstairs

Bed 1 (4.498 x 2.538m<sup>2</sup>)

Bed 2 ( 4.401 x 4.257m<sup>2</sup>)

Bathroom with seperate shower cubicle, bathtub and WC (2.813 x 2.282m<sup>2</sup>)

### Exterior

461 m<sup>2</sup> garden, easy to maintain, ideal for outdoor living

Connected to mains drainage

### Key features

Recently renovated property – no work required

Stylish decoration and warm atmosphere

Perfect as a main residence or a second home

Excellent potential for use as a gîte or holiday rental, thanks to its charm and location

## LOCAL TAXES

Taxe foncière: **637 EUR**

## NOTES