

Detached stone 4 bedroom property near town centre



INFORMATION

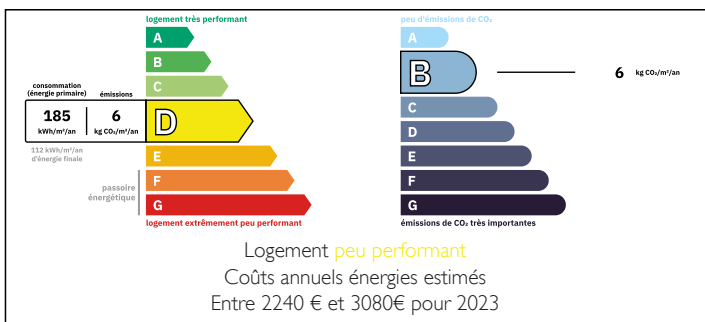
Town:	Plémet
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	2868 m2

IN BRIEF

Attractive large, stone property on the edge of the town, close to schools and shops. This is an ideal family home or potential B&B. The rear garden is really quite stunning, laid to lawn but with mature trees, a piece of nature and tranquility and yet within walking distance to the shops.



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

A beautiful family home. On the ground floor there is a separate, fitted kitchen with room for a table. There is an open plan living room and dining area with wood burner. The first of the large bedrooms is on this floor as is the shower room with WC which also has a laundry area.

On the first floor there are a further three large bedrooms, two of which have dressing areas. There is also a large family bathroom with bath and separate shower unit. The house is fully double glazed with shutters on each window. Every consideration has been made to make it a warm and energy efficient home. They have a heat pump, the attic and sous sol are insulated, there are solar panels, a pellet stove and thermodynamic water heater.

Many more photos are available on request.

Measurements:

Lounge: 3.889 x 3.992

Dining room: 5.484 x 3.992

Kitchen: 4.029 x 3.99

Bedroom 1: 3.976 x 3.889

Shower room/WC/laundry: 2.086 x 2.2

Upstairs:

Bedroom 2: 3.953 x 3.960

Bedroom 3: 4.405 x 3.927

plus dressing area: 1.073 x 2.012

Bedroom 4: 3.913 x 3.857

plus dressing area: 1.566 x 2.605

Bathroom with bath, separate shower and WC: 2.604 x 3.887

Basement - open plan

Garage: 3.889 x 4.149

Work shop: 4.722 x 3.891

Store area: 5.093 x 9.587

More photos are available on request. Contact me for a viewing today.

LOCAL TAXES

Taxe foncière: 1217 EUR

Taxe habitation: EUR

NOTES