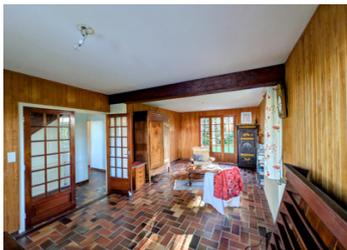


UNDER OFFER Three bedroom coastal property with mature garden in a seaside village

EXCLUSIVE



INFORMATION

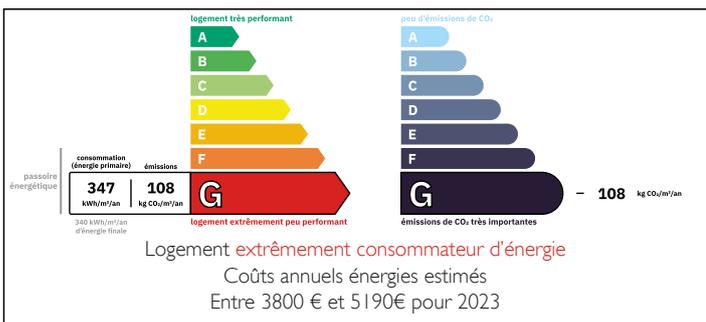
Town:	Plougasnou
Department:	Finistère
Bed:	3
Bath:	1
Floor:	87 m ²
Plot Size:	895 m ²

IN BRIEF

Located in Le Diben, one of the most sought-after areas of Plougasnou, this 1976 detached house sits a few hundred metres from the sea, set back from the road on a plot of about 895 m² (0.22 acres) mainly laid to garden.[]

With approximately 87 m² of habitable space (around 936 sq ft), it offers true ground-floor living and good potential for updating as a main home or holiday property.

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

Located in Plougasnou, this 1976 detached house sits a few hundred meters from the sea, set back from the road on a plot of about 895 m² (0.22 acres) mainly laid to mature garden.[]

With approximately 87 m² of habitable space (around 936 sq ft), it offers true ground-floor living and good potential for updating as a main home or holiday property.[]

On the ground floor, the entrance hall leads to a tiled living/dining room of about 26 m² (around 280 sq ft), a tiled kitchen of about 10 m² (around 108 sq ft), a separate WC, a tiled bathroom of about 5 m² (around 54 sq ft) with bath and washbasin, and a bedroom of about 10.4 m² (around 112 sq ft) with carpet, allowing comfortable single-level living.[]

Upstairs, a landing serves two attic bedrooms with wooden floors, of approximately 10 m² and 14 m² floor area (around 108 sq ft and 151 sq ft), ideal for family or guests.[]

The main ground-floor rooms (living room, entrance, kitchen, bathroom and WC) are tiled, the downstairs bedroom is carpeted, and the two upstairs bedrooms have wooden floors, giving the first floor a warm feel.[]

The house is currently heated by an oil-fired boiler, with original single-glazed wooden windows and limited insulation, so modernisation works will be needed but will also allow the next owners to tailor the property to their requirements.[]

House connected to the mains drainage system.

Morlaix 17 kms (TGV station, Paris in 3H40)

Roscoff ferry terminal 45 kms

Saint Malo...

LOCAL TAXES

Taxe foncière: 920 EUR

Taxe habitation: EUR

NOTES