

## Charming Two-Bedroom Detached Bungalow in a Peaceful Hamlet with Workshop and Private Enclosed Garden

EXCLUSIVE



## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Plussulien    |
| Department: | Côtes-d'Armor |
| Bed:        | 2             |
| Bath:       | 1             |
| Floor:      | 57 m2         |
| Plot Size:  | 670 m2        |

## IN BRIEF

This lovely and deceptively spacious bungalow is set in a quiet hamlet just a short drive from the villages of Corlay and Plussulien, and offers single-level living. A great prospect for either a permanent or holiday home.

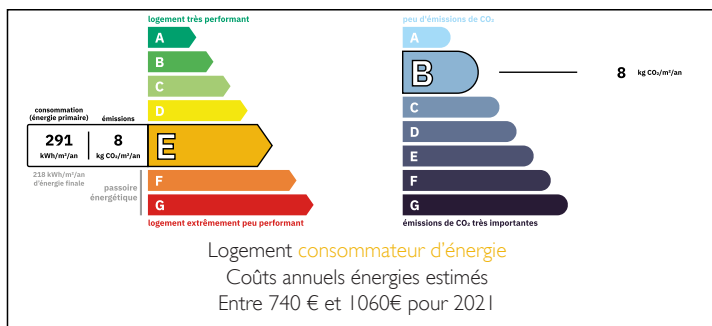
The accommodation comprises a lounge with underfloor heating, a modern fitted kitchen equipped with an integrated oven and induction hob, two bedrooms (one currently used as an office), and a bathroom with a small adjoining utility area.

To the rear is a private garden with an established vegetable plot and access to the workshop. The gated driveway provides ample parking for several vehicles.

The property benefits from double glazing, wood-fired central heating, and underfloor heating in the lounge.

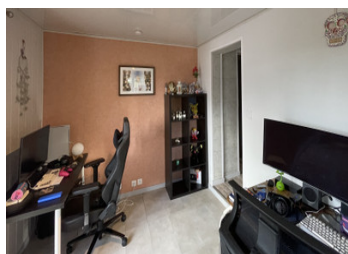


## ENERGY - DPE



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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

Details :

- Lounge (2.87m x 4.66m): Tiled floor with underfloor heating, large double-glazed windows, radiator.
- Kitchen (5.60m x 3.42m): Modern fitted units, wood laminate flooring, integrated oven and induction hob, fridge-freezer, ample storage, log burner, radiator.
- Bedroom 1 (10.76m<sup>2</sup>): Double-glazed window, wood laminate flooring, radiator.
- Office / Bedroom 2 (2.36m x 3.73m): Laminate flooring, radiator, window and double-glazed door leading to the garden.
- Bathroom & Utility (2.99m x 2.60m): Wood laminate flooring, bath with shower over, washbasin with vanity unit, radiator, frosted windows, WC. Utility area with tiled floor, hot water tank, and plumbing for a washing machine.

Exterior

- Workshop
- Private garden with mature vegetable patch and fruit trees
- Gated driveway with parking for multiple vehicles

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

## LOCAL TAXES

Taxe foncière: 420 EUR

## NOTES