

Bright, spacious 3 bedroom family home, ground floor bedroom and shower room.

EXCLUSIVE



## INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	1287 m <sup>2</sup>

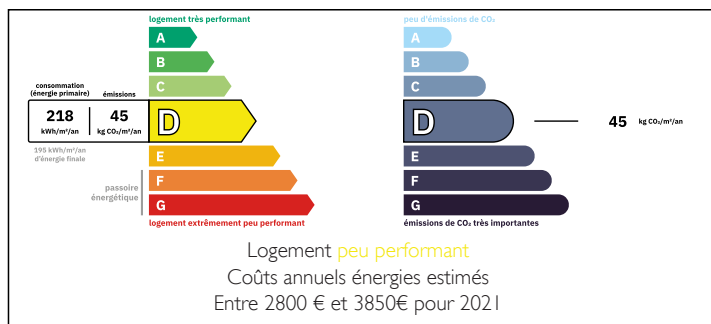


## IN BRIEF

What a perfect family home this is! Situated in a quiet but friendly village, it is a short drive from Plémet where you will find a supermarket, shops and bars. The property has been sympathetically renovated by the current vendors using registered artisans - all receipts available. The location of this house really is Central Brittany and everything is within an hours drive - the port at St Malo, Rennes airport, St Brieuc.

This property needs to be seen, it is ready to move into and no further renovations are needed. Front and rear patio areas to take advantage of sunny Breton days but also adequate shade for mid summer days.

## 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

The property has a tarmac drive and an area in front of the house, ideal for a motor home. On entering the house there is a bright porchway, ideal for boots and coats before entering the house. This leads into the lounge which is a sunny room with windows to the front and the rear garden. A modern pellet burner is the focus of the room which comfortably fits two large sofas.

A corridor leads off the lounge to a modern shower room and the first bedroom. Once again a sunny room with front aspect. At the end is the large kitchen/diner. It is a fitted kitchen with electric oven and gas hob. There are patio doors to the front of the property where there is a pretty sitting area. Off the kitchen is an area housing the boiler plus a door to the rear garden.

The stairs to the first floor lead from the corner of the lounge. To the right is a double bedroom and to the left a double bedroom with ensuite bathroom.

Outside there is a large terrace and barbecue area at the rear of the property with steps up to a grassed lawn. The current owners have fenced the entire garden so it would be ideal for pet owners. It really is a well planned out garden with vegetable plot, chicken coup and various seating areas. Next to the...

## LOCAL TAXES

Taxe foncière: **568 EUR**

Taxe habitation: **EUR**

## NOTES