

A three bedroom home with a hectare of land in Central Brittany, not far from Rostrenen and Gouarec.

EXCLUSIVE



## INFORMATION

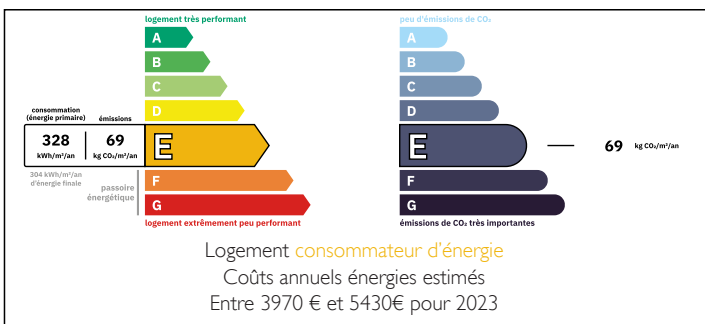
Town:	Plouguernével
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	10005 m <sup>2</sup>

## IN BRIEF

This detached property with land is available for the first time in around 20 years and comes with the possibility of living entirely on the ground floor. Near Rostrenen, Gouarec, the Lac de Guerlédan and the Nantes-Brest canal and under an hour to beaches, it is perfectly situated for country living with plenty of activities available to choose from!

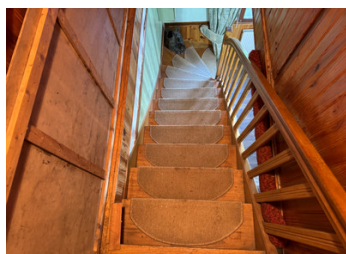


## ENERGY - DPE



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

The entrance hall leads to two bedrooms, bathroom, WC on the left and the kitchen, living/dining room on the right. The third bedroom is accessed from the latter which also houses the staircase to the attic space, where there are currently two rooms with great potential.

Outside are a couple of outbuildings with generous storage and a shed.

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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 habitation: EUR

## NOTES