

Beautiful renovated country house, 3 bedrooms, garden. 4 minutes from the sea.



## INFORMATION

Town:	Ploumilliau
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	135 m <sup>2</sup>
Plot Size:	522 m <sup>2</sup>

## IN BRIEF

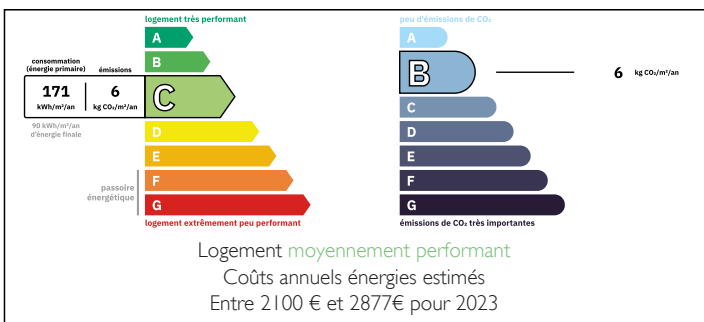
A country house just 4 minutes from the sea and the centre of Ploumilliau.

Discover this beautiful 135m<sup>2</sup> house that combines country living with seaside charm; it is secluded yet close to the centre of Ploumilliau and the Lannion–Plestin-les-Grèves road. An ideal location. It features three bedrooms, one of which is on the ground floor with its own shower room and toilet, and a kitchen opening onto a living area and the spacious veranda.

A charming 26m<sup>2</sup> living room with a working flue-lined fireplace and a relaxation room (which previously housed a jacuzzi) completes the ground floor.

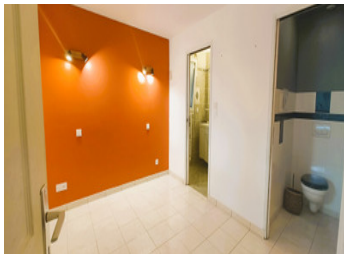
The first floor opens onto a lovely 23 m<sup>2</sup> mezzanine area, which leads to two bedrooms measuring 30 m<sup>2</sup> and 14 m<sup>2</sup>. The wall and ceiling insulation – clad in OSB – is brand new (20 cm of glass wool), except for the third...

## 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

Outside, there is a small garden with two registered lean-to sheds built on concrete slabs, a carport, and a 56m<sup>2</sup> courtyard at the front of the house.

Features:

- Feed-in tariff contract for solar panels, generating approximately €1,000 per year
- Electric heating, with the option of supplementary wood or pellet heating via a flue-connected fireplace.
- Single-flow mechanical ventilation
- Electrical wiring redone in 2024 (invoice available);
- Radiators installed in 2022

Room layout

Aluminium and PVC conservatory, two roof windows, 28 m<sup>2</sup>

Relaxation room, 8.8 m<sup>2</sup>

Master bedroom with en-suite, 9.20 m<sup>2</sup>

Shower room, 3.5 m<sup>2</sup>

Toilet, 1.22 m<sup>2</sup>

dining room 15.5 m<sup>2</sup>

open-plan kitchen 11.20 m<sup>2</sup>

shower room (to be connected to the drainage system) 5.30 m<sup>2</sup>

toilet (to be finished and connected to the drainage system) 1.20 m<sup>2</sup>

living room with flue-lined fireplace 26 m<sup>2</sup>

attic mezzanine, laminate flooring, 20 cm insulation and OSB 23 m<sup>2</sup>

Bedroom 2: 20 cm insulation and OSB, laminate flooring 14 m<sup>2</sup>

Bedroom 3 (insulation to be fitted) 30 m<sup>2</sup>

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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