

Detached family home with 3 bedrooms, 2 bathrooms with beautiful colourful gardens



## INFORMATION

Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	121 m <sup>2</sup>
Plot Size:	789 m <sup>2</sup>

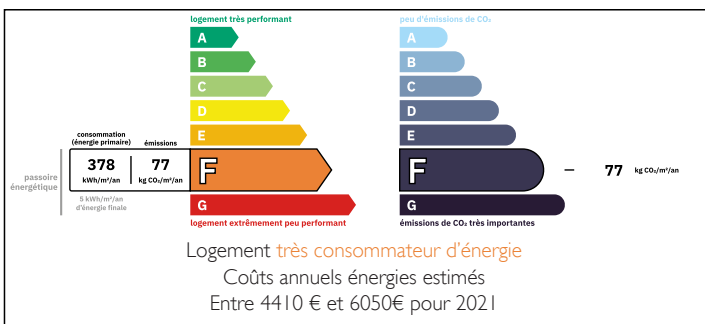


## IN BRIEF

Charming character 3-Bedroom house with lovely garden and basement and garage. It offers versatile living across three levels, set within walking distance of the quiet village of Langast and picturesque Breton countryside location.

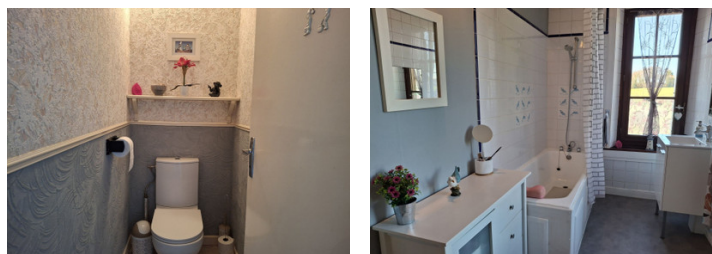
Basement with garage under main house with steps leading up to the main house. There is a ramp to the main door. The house has large windows, providing plenty of natural light.

## 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

On entering the ground floor, a welcoming hallway leads to a first bedroom on the left, with a W.C. and a bathroom (complete with bath and overhead shower) on the right. Further along the hall, you'll find access to the cellar staircase, a cottage-style kitchen to the left, and stairs rising to the first floor. To the right, a bright and spacious dual-aspect lounge featuring a charming log burner and connects to a secondary small entrance hall with access to the rear door and back of the property to the south-west facing garden.

The first floor opens onto a generous landing currently arranged as a comfortable second lounge, offering excellent potential to be converted into a home office. From here, there are two well-proportioned bedrooms, an additional bathroom with shower and toilet, and a handy storage room.

The basement is split in two, with one half serving as a garage and the other half provides versatile space for a workshop, games room or storage.

Additionally, a small parcel of natural land is included with the property (CA 20). This plot is located approximately 1.5 km from the house and is designated as non-constructible (not suitable for building). This plot is ideal as a tranquil retreat, perfect for enjoying nature or establishing a vegetable garden. Please note that this land is not adjoining the property but is situated nearby.

The home is heated via oil central heating and is ideally situated in a tranquil setting,...

## LOCAL TAXES

**Taxe foncière: 592 EUR**

**Taxe habitation: EUR**

## NOTES