

Great location for this stone townhouse with 4-bedrooms, balcony, courtyard with garden area and garage



INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	147 m2
Plot Size:	260 m2



IN BRIEF

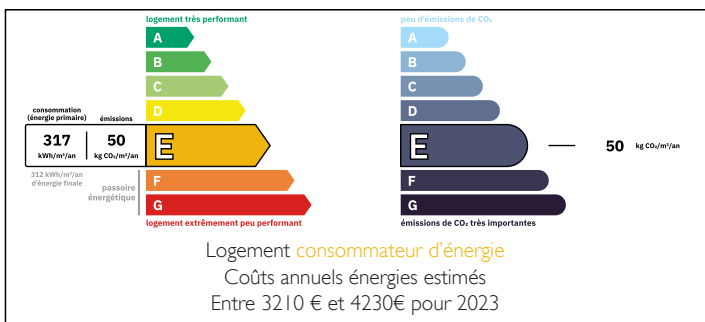
Four-bedroom townhouse ideally located in the centre of Plémet, within walking distance of shops, schools and local amenities.

The ground floor features a spacious kitchen opening onto a bright south-facing living room with a wood-burning stove, bar area and direct access to the outside. A utility room, storage area and garage with workshop space complete this level.

Upstairs are four bedrooms arranged over two half-levels, including two with access to a south-facing balcony, as well as a shower room with WC. A large insulated attic offers excellent potential for further living space.

Outside, the property benefits from a covered terrace, courtyard and enclosed garden area. Mains drainage, gas central heating and PVC double glazing. A great opportunity to modernise to your own taste.

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.



NOTES

DESCRIPTION

This 4-bedroom stonehouse is ideally located in the centre of Plémet, within walking distance of all local amenities, schools and services. The town centre and its selection of small shops and restaurants can easily be reached on foot.

Plémet sits in a convenient location, with Loudéac just 15 minutes away, Saint-Brieuc around 45 minutes away, and Rennes approximately 1 hour by car. The beaches of Brittany's north coast, including those around the Bay of Saint-Brieuc, can be reached in around 50 minutes.

On the ground floor, the property offers a spacious fitted kitchen opening onto a large, bright south-facing living and dining room with tiled flooring. This welcoming space features a wood-burning stove, a bar area and direct access to the courtyard. A separate WC completes this level. On the other side of the kitchen, there is a utility room and a storage room with loft space above, which connects to the garage. The garage is large enough to accommodate a vehicle while still providing ample space for a workshop or additional storage.

The first floor is arranged over two half-levels. On the north side are two good-sized bedrooms overlooking the street. On the south side are two further bedrooms, both with direct access to the south-facing balcony. A shower room with WC is situated between these bedrooms.

Above, a large insulated attic offers excellent potential for conversion and could significantly increase the living accommodation if desired.

Outside, you will find a covered terrace beneath the balcony, a small...