

Breton House: kitchen, kitchenette, living room, 4 bedrooms, 2 shower rooms, WC. Outbuildings, large garden.



## INFORMATION

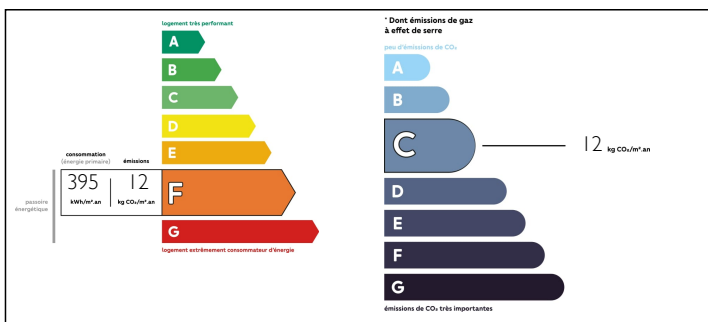
Town:	Plounérin
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	82 m <sup>2</sup>
Plot Size:	830 m <sup>2</sup>



## IN BRIEF

Pretty traditional Breton house, in secluded situation within the village of Plounerin. Perfect as a retreat for holidays or for a permanent home. Could be altered to make a gite or Bed and Breakfast. There is an attached utility/workshop with garage, ideal for conversion into further accommodation. The house overlooks a lovely courtyard garden as well as a larger lawned area with mature trees and plants. Two additional outbuildings.

## 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 Accommodation

#### On the Ground floor:

Kitchen/Diner with stairs giving access to 2 of the 4 bedrooms) - 4m x 3.7m

Shower Room - 2.4m x 1.5m

Separate WC

Rear Kitchen - 2.3m x 1.5m

Living Room with woodburner - 6.6m x 4.8m

#### Upstairs:

Bedroom 1 - 4.2m x 2.6m

Bedroom 2 - 3m x 3.4m

Bedroom 3 - 2.5m x 1.6m

Bedroom 4 - 4m x 1.6m

Shower Room with WC

#### Attached:

Utility/Workshop - 5.00m x 3.25m

Garage - 5.7m x 4.7m

#### Outside:

Pretty courtyard garden with wooden terrace

Additional lawned area and mature garden.

Garden Shed I - 5m x 2.5m

Garden Shed I - 3.5m x 3m

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>