

Detached 3 bedroom house in a rural setting with garage, garden and exceptional views over the countryside.

EXCLUSIVE

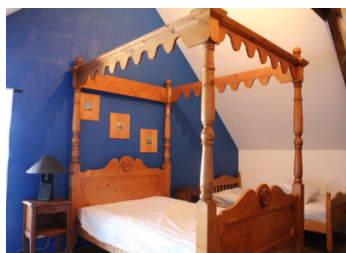


INFORMATION

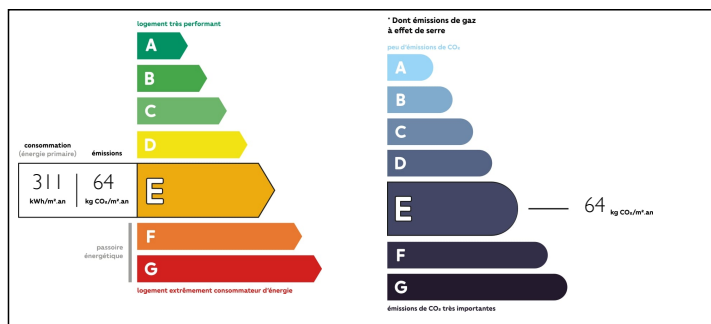
Town:	Plumieux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	1161 m2

IN BRIEF

Detached house in a quiet hamlet with beautiful views over the countryside. 3 bedrooms, including 1 on the ground floor. Fitted kitchen leading into a light and airy lounge with log burner. Ground floor bathroom with bath, hand basin and separate toilet. Hallway and large storage room. 2 bedrooms upstairs, large landing which has the potential to be turned into a 4th bedroom. Shower room, toilet and wash basin. Storage room. Oil central heating. Double glazed windows and shutters. Furniture included. Large enclosed garden with double gates. Covered outside terrace.



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

Kitchen : 9.8m²

Bedroom down stairs : 13.44m²

Salon : 13.27m²

Bathroom : 4.15m²

Stock room : 6.80m²

2nd bedroom upstairs : 14.60m²

3rd bedroom upstairs : 9 m²

Landing : 29.50m²

Shower room : 4.90m²

Attached utility room : 9.36m²

All measurements are approximate

The closest village offers a variety of services: shops, a bar/restaurant, a bakery/grocery, a bank, health services, a post office, a primary school, high school, library, a leisure centre, a fire brigade rescue centre is also present in the commune.

1 hour to Airports and ferries and 20minutes to the larger towns of Ploemel and Loudéac. The Medieval village of Josselin with its beautiful castle is at proximity and the Nantes Brest canal, ideal for walks and cycling.

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

LOCAL TAXES

Taxe foncière: 270 EUR

NOTES