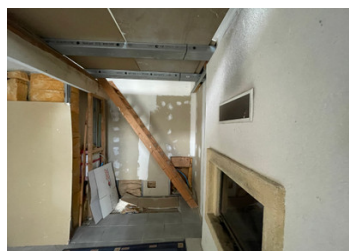


One-bedroom stone village house with renovations to finish.



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	58 m2
Plot Size:	0 m2



IN BRIEF

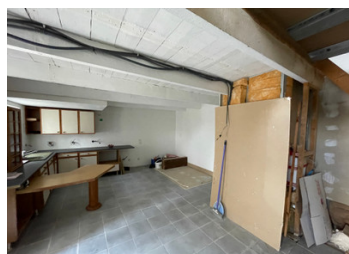
This detached stone house with renovations to finish, is situated in the centre of the village, within walking distance of amenities. It would make a great permanent home for a couple, or a low-maintenance holiday home, and there are good rental possibilities. On the ground floor is an open-plan room (6.50m x 4.60m) with tiled floor, which has a kitchen area with fitted units and a sink. The heating is an inset log burner which also heats the first floor. There is also a separate WC on the ground floor, which needs to be connected. A staircase leads to the first floor where there is a mezzanine level for a bedroom, which has wood laminate flooring, and a bathroom with shower, washbasin and tiled floor. There is a possibility to extend the accommodation further into the loft space. Services for water and electricity are in place. The house is connected to...

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

There is a grocery store, with a bar and post office in the village, and the larger towns of Corlay and Saint Nicolas du Pelem with supermarkets, banks restaurants, etc, are less than ten minutes' drive.

The nearest beach is a 35-minute drive, and there is a train station with TGV connections at Guingamp, a 30-minute drive. The ferry ports of Saint Malo and Roscoff are both under 90 minutes away and the closest airports are at Brest and Nantes.

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

LOCAL TAXES

Taxe foncière: 153 EUR

NOTES