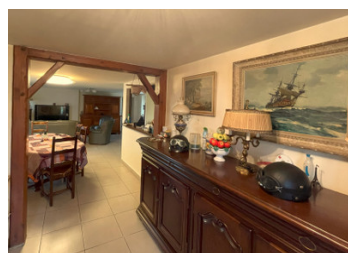


Five-bedroomed, detached, well-presented house. Quiet rural setting. Panoramic countryside views

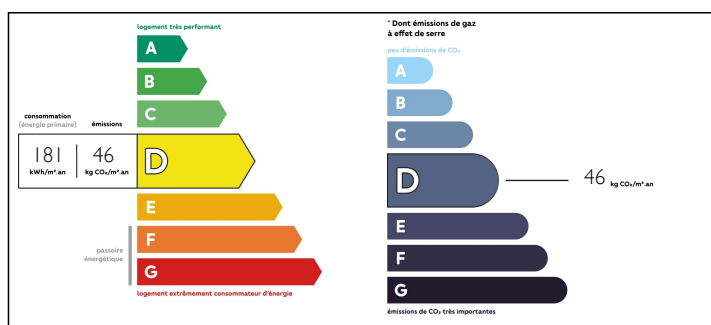


INFORMATION

Town:	Ploufragan
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	6096 m2



ENERGY - DPE

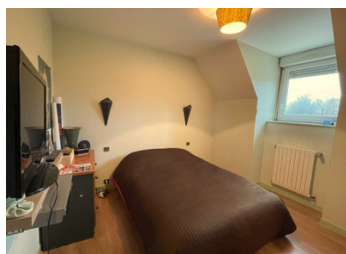


IN BRIEF

The spacious accommodation of this property is arranged over two floors. On the ground floor are a large open plan kitchen, dining and living room with tiled flooring. The lounge features a stone fireplace, whilst the kitchen has fitted glazed cupboards and integrated appliances. Glazed doors lead to a large veranda to the rear of the property, which offers superb and unspoiled views over the land belonging to the property. Two bedrooms, a shower room, laundry and separate WC are also on the ground floor. On the first floor are three further bedrooms, a family bathroom and separate WC. The property benefits from double glazing throughout and oil-fired central heating. There is a paved covered terrace to the front of the house, a small outbuilding, large garage with workshop, and also two open garages and a further small garage. The property is accessed via a private road, and is surrounded by 6096 m2 of land...

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.



LOCAL TAXES

Taxe foncière: 1359 EUR

NOTES

DESCRIPTION

In a quiet and rural location, just a short drive to the large town of Ploufragan where you will find all commerce and a twice-weekly market. Ploufragan is located 4km south of Saint Brieuc and only a 20-minute drive to the beach.

GROUND FLOOR

Covered porch with paved patio area.

Lounge/dining/kitchen with tiled floor (10.03m x 6.2m)

Kitchen with fitted oak units, electric integrated oven, induction hob, and integrated dishwasher. Double glazed doors leading to the patio at the front of the house. Lounge with stone fireplace and double glazed doors leading to the veranda (3.51m x 4.80m) to the rear of the property

Bedroom 1 (3.93m x 3.96m) and bedroom 2 (3.6m x 3.2m) interconnect and both have large windows with integrated shutters, radiators and wood laminate flooring.

Laundry room which houses the central heating boiler and has a door which leads to the garden (2.64m x 2.54m)

Shower room with shower, washbasin and vanity unit, and towel radiator
Separate WC with tiled floor and window

FIRST FLOOR

Bedroom 3 with wooden flooring, window and radiator (3.15m x 3.89m)

Bedroom 4 with wooden floor, window, electric heater and radiator (3.54m x 3.50m)

Bedroom 5 with wooden floor, radiator and window (3.25m x 3.18m)