

4-bed detached, village centre with garage, garden and interior space to develop

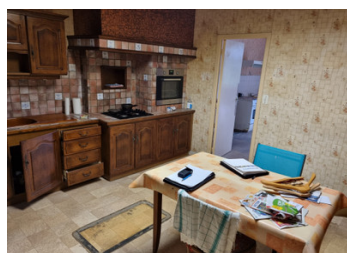


INFORMATION

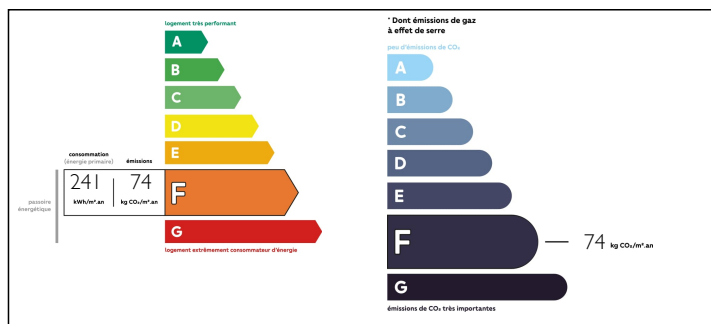
Town:	Plémet
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	188 m2
Plot Size:	1816 m2

IN BRIEF

In the heart of a busy village, this big, detached property is ideally located to enjoy village life. The property will need improving - there are a number of rooms in need of renovation and refurbishment - but it is double-glazed, has oil-fired central heating, a garage and a good sized garden of around 1,800 square meters to enjoy. The property benefits from mains drainage and there are a number of interior development opportunities to exploit, including the attic space, plus three rooms on the ground floor in addition to the existing lounge and kitchen-diner.



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

Plémet is a vibrant village in the southern Cotes d'Armor, close to the border with the Morbihan. The village itself has a major supermarket and filling station, plus a variety of local shops and services.

Ground floor:

Garage - 5.10m x 2.64m;

Entrance porch - 4.85m x 1.13m;

Arriere cuisine - 4.17m x 2.85m;

Shower room - 2.79m x 1.57m;

Boiler room - 4.94m x 4.50m - with staircase up to one section of the attic of 11m x 4.22m;

Room to renovate 1 - 5m x 2.79m;

Room to renovate 2 - 3.88m x 3.40m;

Kitchen-diner - 4.59m x 3.83m;

Lounge - 7.94m x 4.23m with fireplace;

First floor:

Landing area - 3.14m x 2.67m, leading to the bedrooms:

Bed 1 - 3.90m x 3.86m;

Bed 2 - 3.83m x 3.76m;

Bed 3 - 3.86m x 3.77m;

Bed 4 - 3.81m x 3.49m;

Bathroom - 2.86m x 2.74m with a separate toilet.

Staircase up to another section of attic - 10.75m x 6m.

NOTES

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