

Beautiful 3-bedroomed property with outbuilding and garden in a peaceful hamlet

EXCLUSIVE

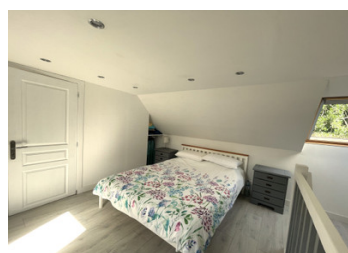
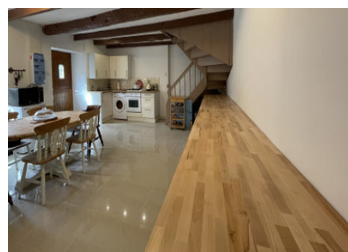


## INFORMATION

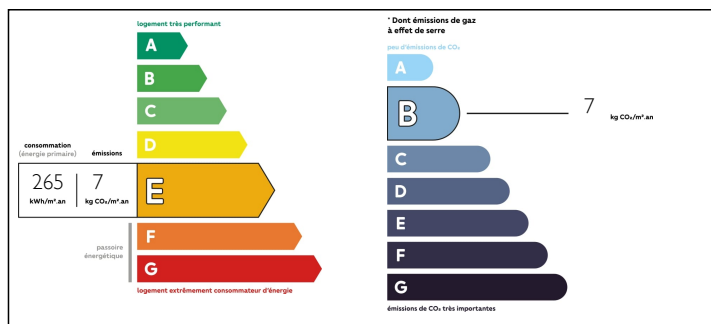
Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	107 m2
Plot Size:	1058 m2

## IN BRIEF

Set in a quiet location on the outskirts of the village of Saint Gilles Pligeaux, this gem of a property is well-suited to being a family home or holiday home. The property has been nicely renovated and all the rooms are spacious, airy and bright. On the ground floor are a large kitchen with built-in and appliances, and with a chimney and log burner, and there is also a separate lounge. Stairs from the lounge lead to a double bedroom with an en-suite bathroom. The main part of the first floor accommodation is accessed from the kitchen, and there is a bedroom and shower room on this level. A further bedroom, with an exposed stone wall, is on the second floor and there is a possibility to add a shower room on this floor also. The spacious lawned garden is set across from the property and there is also an outbuilding which...



## ENERGY - DPE



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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: 388 EUR**

**Taxe habitation: 578 EUR**

## NOTES

## DESCRIPTION

Located in a quiet hamlet on the outskirts of the village of Saint Gilles Pligeaux, the closest small towns of Corlay and Saint Nicolas du Pelem are less than a ten minute' drive, and there you will find supermarkets, boulangeries, restaurants, banks, etc.

### GROUND FLOOR

Kitchen with appliances (washing machine, gas/electric cooker and an integrated fridge and freezer), cupboards, wooden worktops, tiled floor, window and door to front, fireplace with log burner (6.39m x 4.01m)

Lounge with window and door to front, tiled floor and stairs to first floor (4.50m x 4.01m)

### FIRST FLOOR (accessed from the lounge)

Bedroom 1 with tiled floor and 2 x Velux windows. En-suite bathroom with washbasin, shower, WC, tiled floor and Velux window (4.05m x 3.72m)

### FIRST FLOOR (accessed from the kitchen)

Bedroom 2 with wooden flooring, windows to front and rear, mirrored fitted double wardrobe (4.76m x 3.80m)

Shower room with wooden flooring, washbasin with vanity unit, shower, WC, electric heater and window (2.53m x 1.43m)

### SECOND FLOOR

Bedroom 3 with beams, wood laminate floor, exposed stone wall, 4 x Velux windows. Possibility to create an en-suite (6.84m x 3.58m)

### EXTERNAL

Small outbuilding and gardens.