

Four-bedroom detached village property, full of character and with established gardens

EXCLUSIVE

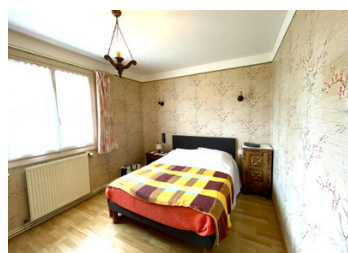


## INFORMATION

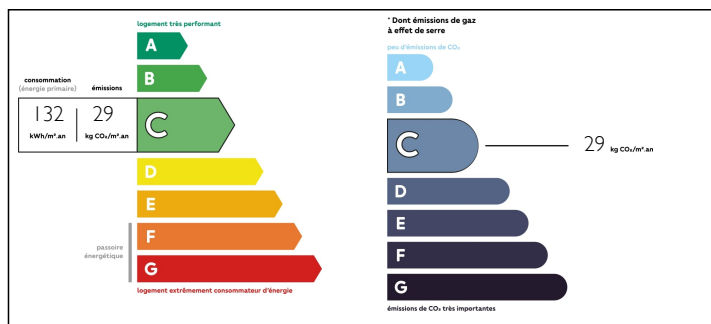
Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	1200 m2

## IN BRIEF

Set on the outskirts of the village of Saint Gilles Pligeaux this four-bedroom property is spacious and light throughout. On the ground floor are a spacious lounge, which leads to a glazed veranda, an equipped kitchen, 'back' kitchen, bedroom, bathroom, separate WC and access to the two-storey garage at the rear of the property. The first floor accommodation comprises two large bedrooms, a smaller fourth bedroom, and a shower room. To the rear of the property is a workshop, and a covered space for parking. The driveway has space for several cars. The established garden has been well-maintained and has a large vegetable plot. There is also a shed to the rear. The property benefits from double glazing and oil-fired central heating. The closest small towns of Corlay and Saint Nicolas du Pelem are less than a ten-minute drive, and there you will find supermarkets, bakers restaurants, banks, etc.



## 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

### GROUND FLOOR

Entrance with double-glazed door leads into large hallway with tiled floor, and spacious understairs storage (8.00m<sup>2</sup>)

Kitchen with fitted oak cupboards, integrated oven, gas hob, radiator, tile floor and window overlooking the rear garden (12.6m<sup>2</sup>)

Lounge with tiled floor, stone fireplace with inset log burner, double-glazed doors opening to front garden, 2 x radiators and patio door leading to the veranda (25.47m<sup>2</sup>)

Veranda with tiled floor and double-glazed doors at each end leading to gardens

Bedroom 1 with wood laminate flooring, window and radiator (10.36m<sup>2</sup>)

Bathroom with bath, washbasin, bidet, radiator and window (7.55m<sup>2</sup>)

WC with tiled floor, small window and washbasin (1.76m<sup>2</sup>)

Rear kitchen with sink unit, plumbing for washing machine and window (4.00m<sup>2</sup>)

Garage with concrete floor and small window, and stairs leading to a second level with concrete floor (20m<sup>2</sup>)

### FIRST FLOOR

Landing space with carpet and small window (5.00m<sup>2</sup>)

Bedroom 2 with carpet, Velux window with black-out blind, storage cupboard and radiator (17m<sup>2</sup>)

Bedroom 3 with carpet, built-in wardrobe, window

## LOCAL TAXES

Taxe foncière: 272 EUR

## NOTES