

Lovely two-bedroom detached bungalow in a quiet hamlet location with garage and private garden.

EXCLUSIVE



## INFORMATION

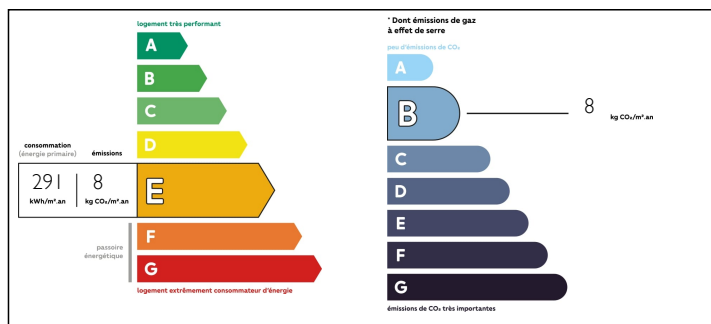
Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	670 m2

## IN BRIEF

This attractive property is deceptively spacious and is located in a quiet hamlet close to the villages of Corlay and Plussulien. The accommodation is set out over one level and comprises a lounge, with underfloor heating, a fitted kitchen with integrated oven and induction hob, two bedrooms (one of which is used as a dining room currently) and a bathroom with small utility. To the rear of the property is a garden, with a vegetable plot, and a garage. There is a gated driveway at the property, with parking for several cars. The property is insulated throughout and benefits from double glazing and wood-fired central heating. The lounge also has underfloor heating. A new water heater was installed in 2023. There is the opportunity to buy the property furnished and it would make a great holiday home, or permanent residence. Located a short drive from the villages of Corlay and Plussulien, where you...



## 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

LOUNGE (2.87m x 4.66m) with tiled floor with underfloor heating, large double-glazed windows and radiator.

Modern fitted KITCHEN (5.60m x 3.42m) with wood laminate flooring, integrated oven and induction hob, fridge freezer, cupboards, log burner and radiator.

Bedroom 1 (10.76m<sup>2</sup>) with double-glazed window, wood laminate flooring and radiator

Bedroom 2 (2.36m x 3.73m) with laminate flooring, large radiator, window, and double-glazed door leading to the garden. Currently used as a dining room.

Bathroom with small utility (2.99m x 2.60m) with wood laminate flooring, shower over bath washbasin with vanity unit, radiator, frosted windows and WC. Small utility with tiled floor, water heater and plumbing for washing machine.

## EXTERNAL

Workshop

Garden with established vegetable patch and fruit trees. Driveway with parking space for several cars.

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

## LOCAL TAXES

Taxe foncière: **381 EUR**

## NOTES