

A beautifully renovated farmhouse with gite and outbuildings in the heart of the Brittany countryside



INFORMATION

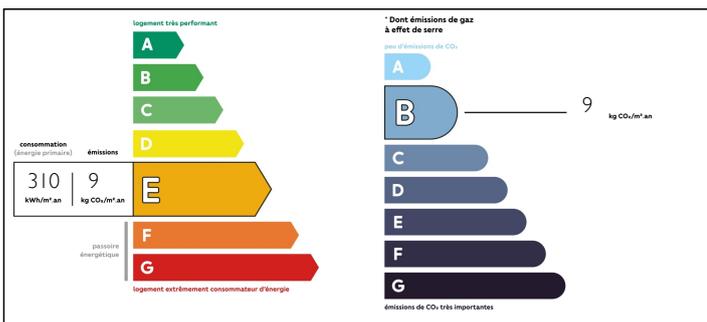
Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	8
Bath:	5
Floor:	330 m2
Plot Size:	3000 m2



IN BRIEF

Two stunning properties in Plussulien, close to amenities at Corlay, Saint Nicolas du Pelem and Gouarec. Near the popular tourist destinations of the Nantes - Brest canal and the Lac de Guerlédan and an hour and a half from the coast.

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

A quiet lane leads to the gated driveway of these two beautiful properties. On the left, a door leads to the living/dining area with a wood burner at one end and a pellet burner at the other. There is a shower room and WC on ground level and a fitted kitchen, with double doors leading to the terrace and garden. The first floor contains four bedrooms, a bathroom and shower room and the top floor has a spacious master with living area.

The gîte (DPE 'E') is light and airy with an open-plan living, dining room and kitchen. A double bedroom with en-suite bathroom is off the dining area and there are two more bedrooms to the right of the property along with a shower room and WC.

Outside are two good sized buildings and a large barn.

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

NOTES