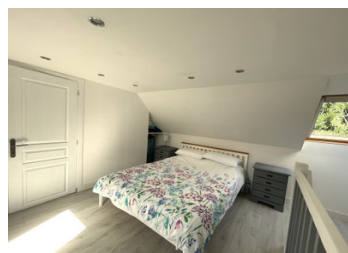
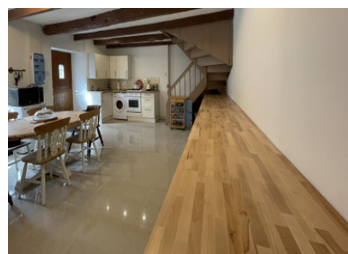


Beautiful 3-bedroomed property with outbuilding and garden in a peaceful hamlet



INFORMATION

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



IN BRIEF

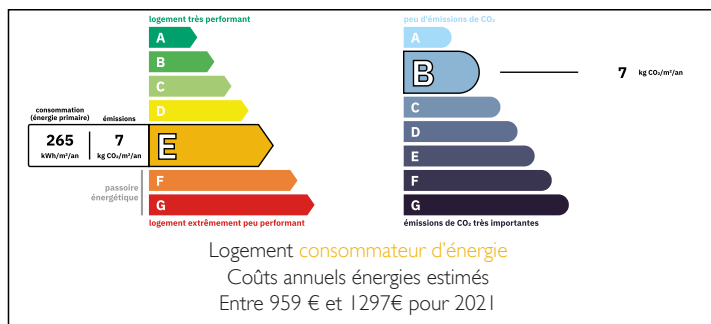
Set in a quiet location on the outskirts of the village of Saint Gilles Pligeaux, this gem of a property is well-suited to being a family home or holiday home.

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.

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.



LOCAL TAXES

Taxe foncière: 388 EUR

Taxe habitation: 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.