

Part-renovated house and outbuildings with over 10,000m2 of land in a small hamlet, close to Plouguenast.

EXCLUSIVE



## INFORMATION

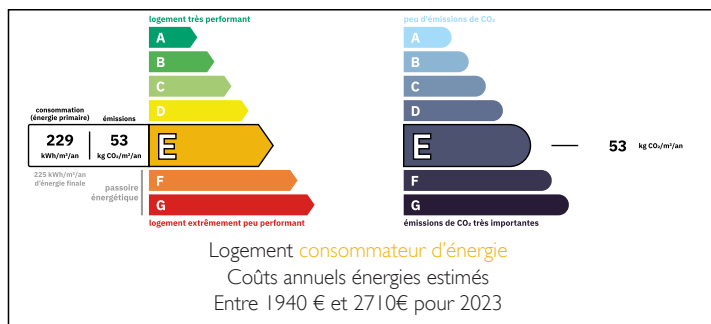
Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	84 m2
Plot Size:	11067 m2

## IN BRIEF

This light and spacious, partially renovated house in a quiet hamlet close to Plouguenast and 15 minutes from Loudéac could be yours to finish. Entry is into a spacious living room with wood burning range leading to a kitchen (with door to the garden), a laundry/boiler room and a nicely finished bathroom. Up the spiral staircase is a large bedroom with cathedral ceiling and space for an upstairs WC. This room could possibly be divided into two bedrooms.

Oil central heating. A large detached dependence on a separate plot, an attached garden with well and a field beyond complete the property.

## 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

Situated in a quiet hamlet, Plouguenast and the large regional town of Loudeac are near. The property has been unoccupied for several years and will need refreshing/finishing, but is generally in good condition.

More than 45 additional photos and a full 3D virtual visit available upon request.

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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 habitation: EUR

## NOTES