



Ref: A37414GCA22

Price: 89 650 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 500 EUR without fees)

# OFFER ACCEPTED. Charming stone cottage with two bedrooms, large gardens and garage. Central village location



## INFORMATION

Town: Saint-Gilles-Pligeaux

Department: Côtes-d'Armor

Bed: 2

Bath:

Floor: 66 m<sup>2</sup>

Plot Size: 1528 m2





#### IN BRIEF

In a quiet central village location, this pretty stone cottage benefits from a large garden to the rear, with stunning countryside views. The house is well-presented and the rooms are bright throughout.





On the ground floor is a small veranda at the entrance which leads to an open plan kitchen and lounge. The kitchen (5.15m  $\times$  3.83m) has fitted cupboards and drawers, a fridge, plumbing for a washing machine, an electric oven and electric heater. The lounge (2.75m  $\times$  5.15m) has a log burner, and there are double-glazed windows to the front. There is a further small room (1.81m  $\times$  5.13m) which is carpeted and has a door to the garden. There is a separate WC, and a shower room with shower and washbasin (2m  $\times$  2.50m).





On the first floor there are three rooms, two bedrooms (10.5m2...

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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.



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# DESCRIPTION

Externally there is a garage with automatic door, and gardens to the side and rear of the house, with established trees and plants.

The village of Saint-Gilles-Pligeaux has a bar, tabac, and grocery store. Larger supermarkets, banks, pharmacies, restaurants, and additional bars are just a 10-minute drive away in Saint-Nicolas-du-Pélem, Corlay, and Quintin.

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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: 254 EUR

Taxe habitation: EUR

### NOTES