

## Accepted Offer



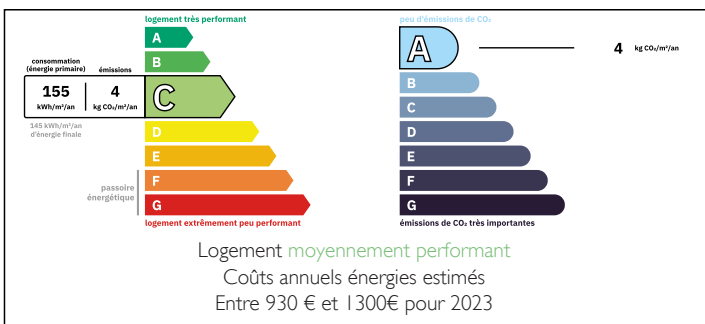
## INFORMATION

Town:	Plouégat-Moysan
Department:	Finistère
Bed:	4
Bath:	2
Floor:	132 m <sup>2</sup>
Plot Size:	2633 m <sup>2</sup>

## IN BRIEF

Situated in Finistère in Brittany near Morlaix, this beautiful granite house has been carefully renovated and needs no further work. Set in very attractive building land, it has 5 rooms, including 4 bedrooms (2 on the ground floor), a bright lounge/living room with wood burner, an open-plan fitted kitchen, 2 shower rooms, 2 toilets, a utility room, an attic and a garage/workshop in the basement. The rustic slate roof was redone a few years ago and the external rendering dates from 2021. The individual drainage system is compliant. The double-glazed windows (PVC and aluminium) are fitted with solar shutters. The pellet-fired boiler with 4-tonne silo is new. The large, wooded garden is fully enclosed with an electric gate.

## 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

The building plot offers numerous possibilities (extension, secondary construction, plot division or landscaping), in a peaceful setting with relatively distant neighbours and easy access to nearby towns such as Morlaix, Lannion and Brest. It is located in a welcoming village with good transport links. It is immediately habitable and very well maintained. A house with Breton charm, ready to seduce discerning buyers.

Belle Maison 4 chambres sur grand terrain arboré à 20 minutes de Morlaix et des plages .

Beautiful 4-bedroom house on a large wooded plot 20 minutes from Morlaix and the beaches.

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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: 1208 EUR**

**Taxe habitation: EUR**

## NOTES