

Detached three-bedroomed house with beautiful views and over 15,000m2 of land



INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	15446 m2

IN BRIEF

This lovely bright house, located in a very peaceful countryside hamlet, has been completely renovated and is ready to move into.

The ground floor comprises a spacious lounge/dining area with stone fireplace and insert wood burner; a kitchen with fitted oak storage cupboards; a large utility room; bathroom with shower and separate WC.

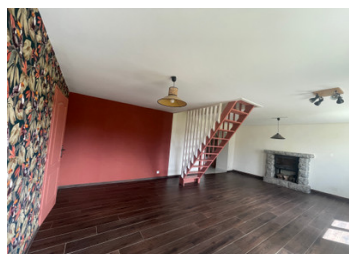
There are also a garage, woodshed and a large shed attached to the house

On the first floor are two double bedrooms and a room above the laundry has also been renovated which could be used as an additional bedroom.

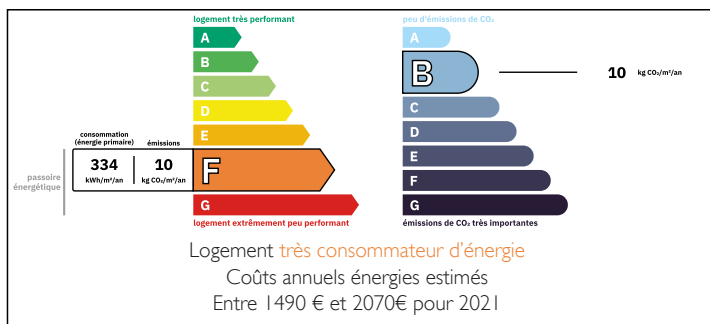
The house benefits from a new roof and double glazing and there are electric shutters on all the windows.

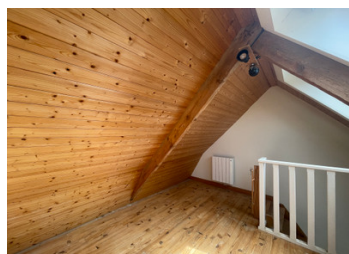
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.



ENERGY - DPE





LOCAL TAXES

Taxe foncière: 509 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Local commodities can be found a few minutes' drive away in Saint Gilles Pligeaux. The larger medieval town of Quintin, famous for its chateau and weaving history, is less than 15 minutes' drive and has supermarkets, bars, restaurants, banks, schools, etc.

The medieval town of Guingamp is 20 minutes' drive, and you can access the coast in under 35 minutes.

GROUND FLOOR

Lounge/Dining (6.86m x 4.69m) with stone fireplace and insert log burner, 2 digital electric radiators, tiled floor, 2 windows over garden and door to garden.

Kitchen (2.84m x 2.23m) with oak cupboards, sink and drainage unit, electric cooker and extractor fan, tiled floor and window.

Bathroom (1.63m x 2.27m) with shower, hand basin and vanity unit, towel radiator, tiled floor and window.

WC (1.65m x 0.93m) with washbasin, tiled floor and window.

Laundry (3.70m x 3.14m) with tiled floor, plumbing and storage. Door which leads to garden at rear.

FIRST FLOOR

Bedroom 1 (3.55m x 2.89m) with wooden floor, large double glazed window over garden and digital electric radiator

Bedroom 2 (2.90m x 3.61m) with storage cupboard, wooden floor, large double-glazed window over garden and digital electric radiator

Bedroom 3 with wooden floor, 2 large Velux windows with integrated blackout blinds and digital