



Ref: A40248NCL22 Price: 148 500 EUR

#### agency fees included: 9 % TTC to be paid by the buyer (136 239 EUR without fees)

#### 2 Bedroom, pretty stone cottage with garden











## INFORMATION

Town: Plémet

Department: Côtes-d'Armor

Bed: 2

Bath:

Floor: 87 m<sup>2</sup>

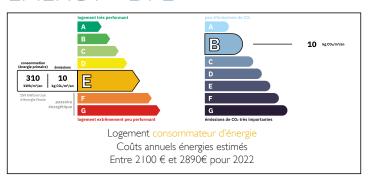
Plot Size: 461 m2

## IN BRIEF

A hidden gem within walking distance of amenities. This cute, recently renovated and tastefully decorated cottage will sell quickly! Just bring your suitcase and move in!

This charming 2 bedroom cottage has a beautiful fitted kitchen and a cosy living room with pellet stove for warm winter evenings by the fire, and two lovely bedrooms upstairs. The bathroom includes a shower, bathtub and WC.

## **ENERGY - DPE**



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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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#### www.frenchestateagents.com

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## LOCAL TAXES

Taxe foncière: 637 EUR

Taxe habitation: EUR

# **NOTES**

### DESCRIPTION

Charming renovated cottage – 87 m² – 2 bedrooms – 461 m² garden – Plémet

For sale, this lovely 87 m<sup>2</sup> cottage, fully renovated and tastefully decorated, located in the commune of Plémet, just 13 minutes from Loudéac.

Interior

Beautiful fitted kitchen with clever use of a cupboard as laundry area  $(4.278 \times 4.274m2)$ 

WC  $(0.9 \times 3m2)$ 

Cosy living room with pellet stove for warm winter evenings  $(4.618 \times 5.501 \text{m2})$ 

Landing  $(2.846 \times 2.568m2)$ 

2 bright and spacious bedrooms upstairs Bed I  $(4.498 \times 2.538m2)$  Bed 2  $(4.401 \times 4.257m2)$ 

Bathroom with seperate shower cubicle, bathtub and WC  $(2.813 \times 2.282m2)$ 

Exterior

461 m² garden, easy to maintain, ideal for outdoor living

Connected to mains drainage

Key features

Recently renovated property – no work required

Stylish decoration and warm atmosphere

Perfect as a main residence or a second home

Excellent potential for use as a gîte or holiday rental, thanks to its charm and location

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