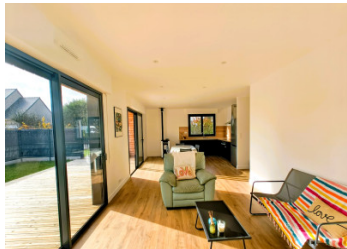
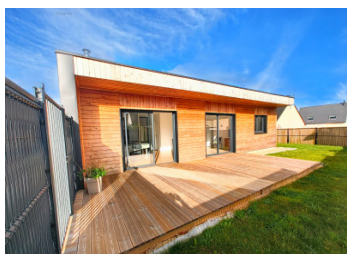


New house 2024 timber frame with aluminium cladding



INFORMATION

Town:	Plouaret
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	75 m ²
Plot Size:	361 m ²

IN BRIEF

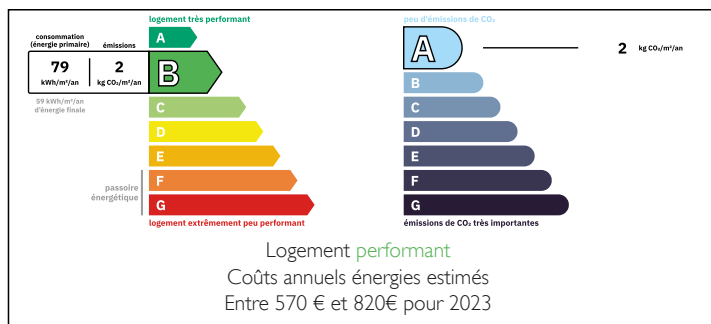
Contemporary Luxury Wooden House - New and Ready to Move In

Discover this magnificent contemporary house with 75 m² of living space and two bedrooms. Built in 2024, this property combines modernity and comfort, with meticulous finishes and excellent insulation for a warm and economical interior. Single-storey living.

Close to the lively town centre of Plouaret, you will find several amenities: nurseries, nursery and primary schools, secondary schools, as well as shops, a medium-sized supermarket, pharmacy and post office, for a practical and pleasant lifestyle. You will benefit from the SNCF train station (Brest-Rennes-Paris line) and the proximity of the RN12 motorway, while being 20 minutes from the seaside and 15 minutes from Lannion.

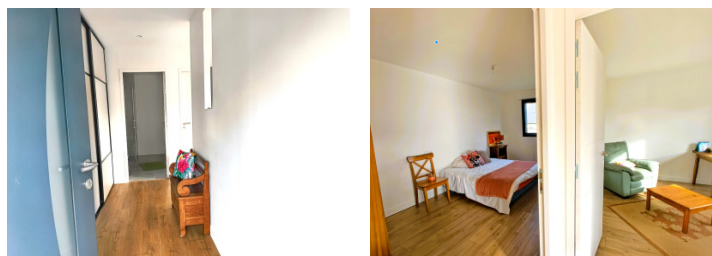
Don't miss this opportunity to live in a recent, functional wooden house that combines charm and energy efficiency. Contact us now for a viewing.

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

You will be charmed by the 35m² main living area, which opens onto a 25m² wooden terrace and is divided into an 18m² living room bathed in light and a fitted and equipped kitchen, offering a cosy and convivial living space. Two bedrooms measuring 11.45m² and 12.85m² and a modern shower room complete the living space. On the practical side, you will appreciate the laundry room and dressing room. You will enjoy a 361m² garden, a 19m² carport and a 6m workshop.

This south-facing house with garden and terrace offers high-quality finishes and high energy performance.

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