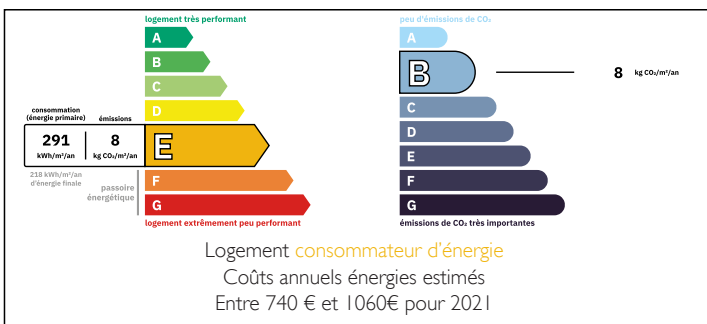


Charming Two-Bedroom Detached Bungalow in a Peaceful Hamlet with Workshop and Private Enclosed Garden

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Plussulien
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	670 m2

IN BRIEF

This lovely and deceptively spacious bungalow is set in a quiet hamlet just a short drive from the villages of Corlay and Plussulien, and offers single-level living. A great prospect for either a permanent or holiday home.

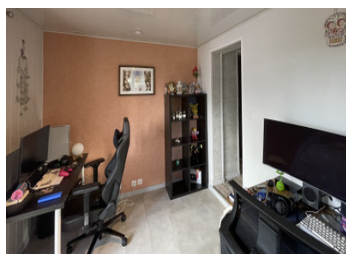
The accommodation comprises a lounge with underfloor heating, a modern fitted kitchen equipped with an integrated oven and induction hob, two bedrooms (one currently used as an office), and a bathroom with a small adjoining utility area.

To the rear is a private garden with an established vegetable plot and access to the workshop. The gated driveway provides ample parking for several vehicles.

The property benefits from double glazing, wood-fired central heating, and underfloor heating in the lounge.

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

Details :

- Lounge (2.87m x 4.66m): Tiled floor with underfloor heating, large double-glazed windows, radiator.
- Kitchen (5.60m x 3.42m): Modern fitted units, wood laminate flooring, integrated oven and induction hob, fridge-freezer, ample storage, log burner, radiator.
- Bedroom 1 (10.76m²): Double-glazed window, wood laminate flooring, radiator.
- Office / Bedroom 2 (2.36m x 3.73m): Laminate flooring, radiator, window and double-glazed door leading to the garden.
- Bathroom & Utility (2.99m x 2.60m): Wood laminate flooring, bath with shower over, washbasin with vanity unit, radiator, frosted windows, WC. Utility area with tiled floor, hot water tank, and plumbing for a washing machine.

Exterior

- Workshop
- Private garden with mature vegetable patch and fruit trees
- Gated driveway with parking for multiple vehicles

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 420 EUR

Taxe habitation: EUR

NOTES