

Spacious and luminous detached 1/2-bedroom property, with over 5 500m<sup>2</sup> of land. Village location.

EXCLUSIVE



## INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	95 m <sup>2</sup>
Plot Size:	5637 m <sup>2</sup>



## IN BRIEF

This property has been built to the owners' design specification, The plot also benefits from previously granted planning permission for a second property, which has services already in place.



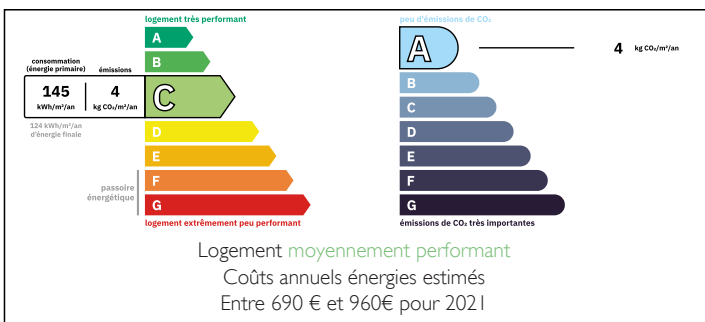
On the ground floor of the main house are a modern fitted kitchen (2.61m x 5.2m) with a tiled floor, plenty of storage with cupboards and drawers, a cooker with gas hob and electric oven and plumbing for a washing machine.



The spacious lounge (6.93m x 5.38m) has a tiled floor, log burner and floor to ceiling, dual-aspect, glazed doors, which open onto the terrace and land, and offer lovely countryside views.

Stairs from the kitchen lead to the first floor, which comprises an airy main bedroom with four Velux windows (5.34m x 5.20m), a second room which could be used as a bedroom or office (2.66m x 3m)

## 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.



## DESCRIPTION

Outside there is a garage (26m<sup>2</sup>), with a concrete floor, an electric door, and a further door to the side.

The property sits on a plot of 5637m<sup>2</sup>.

Saint Gilles Pligeaux has a thriving bar/tabac/grocery store and is a short walk/drive from the house. The medieval town of Quintin, renowned for its château and weaving heritage, is less than 15 minutes away and provides a full range of amenities including supermarkets, schools, banks, bars, and restaurants. The larger town of Guingamp is approximately 20 minutes' drive, while the coast can be reached in under 35 minutes.

## LOCAL TAXES

**Taxe foncière: 475 EUR**

**Taxe habitation: EUR**

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

## NOTES