

Detached 5 bedroom Farmhouse plus 3 bedroom stone property with 2 hectares of land, outbuildings and hangar.



INFORMATION

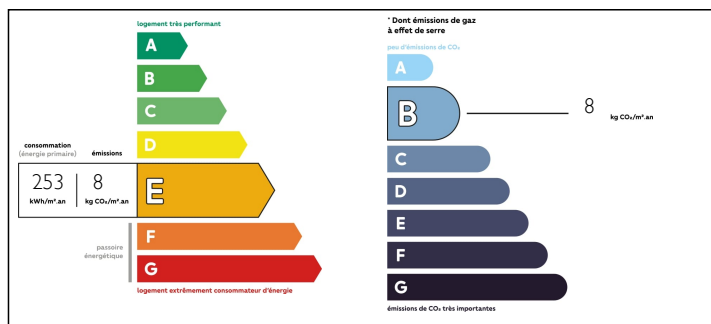
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|-------------|---------------|
| Town: | Gomené |
| Department: | Côtes-d'Armor |
| Bed: | 9 |
| Bath: | 3 |
| Floor: | 250 m2 |
| Plot Size: | 19825 m2 |

IN BRIEF

This fabulous collection of properties sits on approx. 7500m2 of land surrounded by unlimited countryside with an extra woodland of approx 12,000m2 (1.2 hectare). If you are looking for a calm secluded setting with no close neighbours or maybe a business potential, this is the property for you! The farmhouse to the left of the main photo is habitable but requires some further internal updating. It has recently had a new heat source pump for the central heating, individual fosse septic and double glazing. At ground level the house has entrance/workshop, kitchen, boiler room/ laundry and storeroom, stairs internally lead to elevated ground floor. An elevated ground floor offers, large sitting/dining room with corner kitchen, three bedrooms, bathroom, and toilet. The first floor offers landing with three small bedrooms, bathroom, and toilet. The bathroom needs updating, and the three bedrooms could be altered to make one larger bedroom with office or...



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

The 2nd stone house has been renovated to a good standard, with a new roof, double glazed windows and its own individual fosse septic. It just requires finishing off, plumbing and electrics are all in place, kitchen, bathroom, and heating will need installing. Ground floor, enter a large sitting room with open fireplace, stairs to first floor space for toilet below stairs. Archway gives access to a light kitchen/diner with access to the front terrace and garden at rear. The first floor has two bedrooms and space for a bathroom, separate toilet (installed). A bespoke staircase leads to the second floor with a landing and large bedroom (25m²) with exposed beams. Outside is a longère currently used for workshop and storage, part or all of this could be renovated as extra living space, this also has a separate new fosse septic. There are also two hangars, a small dependance and a well. Set in the countryside but close to the main road networks, Ploemeur 8 minutes, Gomené 6 minutes, Loudeac 20 minutes, Rennes 50 minutes, Pontivy 35 minutes. North & South Brittany coastlines are about 1 hour away.

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

LOCAL TAXES

Taxe foncière: 1028 EUR

NOTES