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www.frenchestateagents.com

Ref: A36886JRD22 Price: 65 100 EUR

agency fees included: 6600 € TTC to be paid by the buyer (58 500 EUR without fees)

Charming 2 bedroom house in countryside location with stone barn















INFORMATION

Town:	Plougonver
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	1291 m2

IN BRIEF

Charming two-bedroom stone house in a peaceful hamlet near Plougonver, with countryside views and a second stone longère perfect as a workshop or renovation project. A fantastic opportunity—two potential homes for the price of one.

ENERGY - DPE

DPE not required.

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.

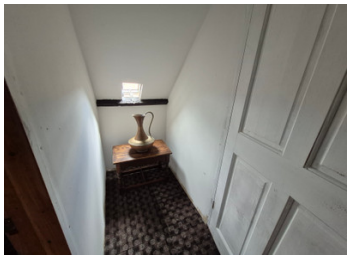
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NOTES

DESCRIPTION

Located in a quiet hamlet near the village of Plougonver and close to La Chapelle-Neuve, this delightful stone property offers the charm of rural Brittany with stunning countryside views. The area is known for its rolling hills, scenic walking trails, and warm community feel, while still being within easy reach of Guingamp and the N12 for travel connections.

The main house is a traditional two-bedroom stone-built home. On the ground floor, an open-plan layout combines the lounge, dining area, and corner kitchen, all centred around a cosy wood burner—perfect for year-round comfort. A shower room with WC and sink completes the ground floor.

Upstairs, you'll find one double bedroom and one single bedroom, making it an ideal home for a small family, couple, or as a holiday retreat.

Outside, the property boasts a lovely garden space and an exciting addition—a second stone building, a classic Breton longère. This building is ideal as a spacious workshop, artist's studio, or a full renovation project with potential to become a second home or gîte.

This is a rare opportunity to own not just a charming country house, but a second structure full of potential—all for the price of one. Whether you're seeking a peaceful retreat, a renovation opportunity, or a property with flexible space, this one ticks all the boxes.

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