

Exceptional four-bedroom property with 5,680m of land and outbuildings offering further renovation potential

EXCLUSIVE



INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	5680 m2

IN BRIEF

Immaculately presented throughout, this stylish property has been tastefully updated to create a superb and comfortable family home.

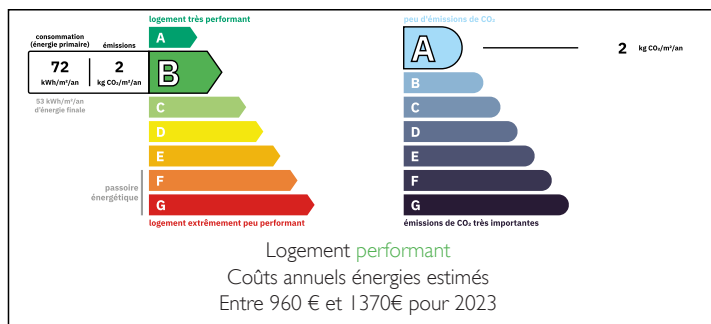
The newly installed fitted kitchen (5.39m x 7.02m) is a real highlight, featuring polished wooden floors, a central island with useful storage, fitted cupboards and drawers, a Falcon range cooker with induction hob, and a larder cupboard. The room also offers ample space for dining.

A hallway with useful understairs storage leads through to a spacious lounge (5.78m x 8.05m) featuring a stone hearth and log burner. There is also a second smaller lounge (3.40m x 3.32m) on the ground floor, which would make an excellent home office, snug, or playroom. Additionally, there is a WC with wash basin on the ground floor.

The first floor accommodation comprises a spacious



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

Adjacent to the main house is a three-room annexe offering excellent conversion potential. It is currently used as a laundry room, but could be developed into a gîte, guest accommodation, or additional living space for family.

The house sits within a gated courtyard and is surrounded by an extensive plot of land including a pond, and a large hangar currently used as a covered all-weather dining area. There are also three smaller outbuildings and a woodshed, providing useful additional storage.

The property benefits from an air-source heat pump installed in 2023, while new triple-glazed windows and shutters were fitted in 2025, and the electrical system has also been updated.

LOCAL TAXES

Taxe foncière: 1115 EUR

NOTES

Located on the outskirts of the village of Saint-Gilles-Vieux-Marché, the property enjoys a peaceful rural setting whilst remaining within easy reach of the larger towns of Mûr-de-Bretagne and Pontivy.

Details

Main house

- Kitchen (5.39m x 7.02m)
- Lounge (5.78m x 8.05m)
- Second Lounge (3.40m x 3.32m)
- Bedroom 1 (5.28m x 4.24) with en suite shower room (2.04m x 2.05m)
- Bedroom 2 (5.95m x 3.80m)
- Bedroom 3 (5.28m x 3.74m)
- Bathroom (3.10m x 2.42m)
- Bedroom 4 (3.84m x 2.84m)

Annexe with three rooms to renovate:

- Room 1 (4.61m x 5.14m) with door to courtyard, plumbing, tiled floor, fireplace
- Room 2 (4.36m x 3.28m) with concrete floor and fireplace
- Room 3 (first floor) (4.61m x 5.14m) with velux and window.