LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44346NCL22 Price: 394 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (371 699 EUR without fees)

Stunning Breton Estate with Two Homes. Main house 6 bedrooms and the Gîte 3 beds .Income Potential















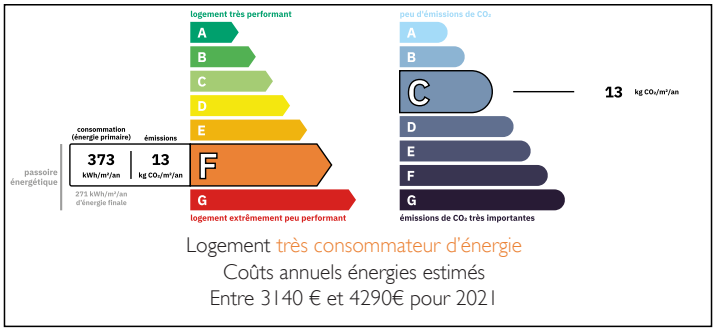
INFORMATION

Town:	Lohuec
Department:	Côtes-d'Armor
Bed:	9
Bath:	6
Floor:	160 m2
Plot Size:	12155 m2

IN BRIEF

A stunning and private countryside retreat near Callac featuring a spacious 6-bedroom main home which can provide an independent apartment, and a 3-bedroom gîte, all set on over 1.2 hectares including woodland. Beautifully maintained with recent upgrades, this property offers peace, privacy, and excellent rental income potential, all within reach of the Brittany coast and transport links.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3140 € et 4290€ pour 2021

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

Tucked away in the peaceful countryside of Lohuec (22160), just a short drive from Callac, this stunning property offers a rare combination of privacy, charm, and versatility. Set within over 1.2 hectares of beautifully maintained grounds, including areas of natural woodland, the estate provides a tranquil setting with a true sense of escape.

Lohuec is a quiet rural commune in the heart of Brittany, known for its unspoiled landscapes, low traffic, and relaxed pace of life. Despite its peaceful setting, the property remains well connected. The dramatic Breton coastline and sandy beaches can be reached in approximately 45–60 minutes, offering easy access to seaside days and coastal walks. Brest Airport is around 1 hour 15 minutes to 1 hour 30 minutes away, providing convenient links for national and international travel.

Both the main house and the gîte are thoughtfully positioned to ensure privacy and independence, making the property ideal for multi-generational living or a successful rental business without compromise.

The main house welcomes you with an inviting entrance hall leading into a bright, open-plan living room with a cozy woodburner—perfect for relaxing evenings. This flows through to the kitchen, complete with a traditional wood-burning cooker, adding character and warmth. The ground floor also offers a bedroom and a shower room with WC, ideal for convenient single-level living.

Upstairs, there are two generously sized bedrooms, each benefiting from its own shower room, providing comfort and privacy for family or guests.

An apartment, with access from the main house, adds further...