LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44771DEM22 Price: 370 000 EUR

agency fees to be paid by the seller

Beautifully Renovated Traditional Breton Home with Two Gîtes, Pool & Countryside Views Near Rostrenen.

EXCLUSIVE







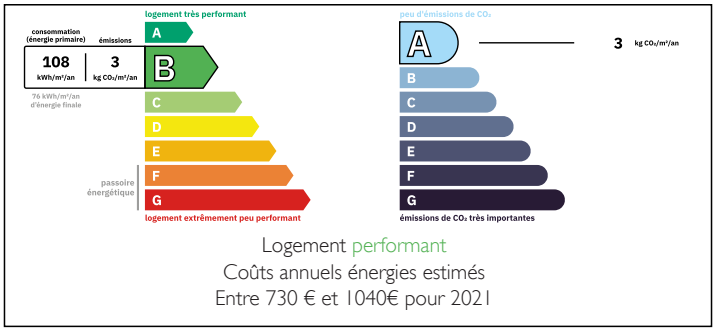








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 730 € et 1040€ pour 2021

INFORMATION

Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	6
Bath:	6
Floor:	187 m2
Plot Size:	6076 m2

IN BRIEF

This beautifully presented property comprising a superb main house, two character gites, swimming pool and garden is situated in a peaceful countryside hamlet, conveniently around five minutes from popular Rostrenen and the N164 east-west main route.

The main house has an impressive open plan kitchen-diner, large main livingroom, and three beautiful bedrooms. The attached gite comprises a lovely ground floor bedroom, kitchen-diner with cathedral ceiling, and a raised mezzanine livingroom with exterior terrace and stunning views over the countryside beyond. The second gite will comprise a large kitchen-diner, snug and two lovely bedrooms.

Outside, extensive land, a fully fenced inground pool, jacuzzi, double garage and large workshop complete this wonderful property. Original charm, character and tasteful interior design make this a property not

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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.

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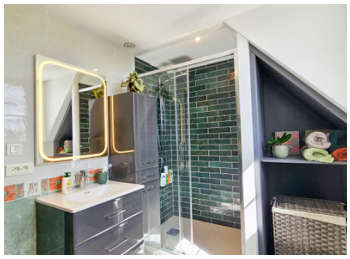
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LOCAL TAXES

Taxe foncière:	**2996 EUR**

NOTES

DESCRIPTION

Rarely does an opportunity arise to acquire a beautifully renovated Breton stone property offering not only an elegant three-bedroom family home, but also two charming gîtes, a heated swimming pool, extensive gardens and excellent income potential. Nestled within a peaceful countryside hamlet just minutes from Rostrenen, this exceptional property combines authentic character with modern comfort in a highly accessible central Brittany location.

The configuration offers exceptional flexibility, whether as a spacious family residence, a multi-generational home, a ready-made tourism business or a combination of private living and seasonal rental income.

THE MAIN HOUSE

The main house has been extensively renovated and combines authentic original charm, such as two beautiful stone fireplaces, exposed wood beams and high ceilings, with the comfort and luxury of a recent high-end kitchen, recently redecorated bedrooms, bathrooms, and a superb showpiece formal living room.

Entering into the impressive open-plan kitchen-diner, your eye will be immediately drawn to the grand granite fireplace in the dining area housing a wood-burning stove. Above, the ceiling features exposed wood beams and two suspended light fittings, and to the rear is a fully glazed door leading to an exterior dining area at the back of the property. This warm and welcoming dining area opens directly onto the stunning fitted kitchen, which sits on a raised wooden floor. Comprising stone worktops, ample storage, tiled splashbacks, a large window, and a feature range, this is truly a dream kitchen, ideal for family meals or for entertaining guests. Passing by the solid...