

THREE House Gite complex with land just outside of Loguivy Plougras - Income potential

EXCLUSIVE



INFORMATION

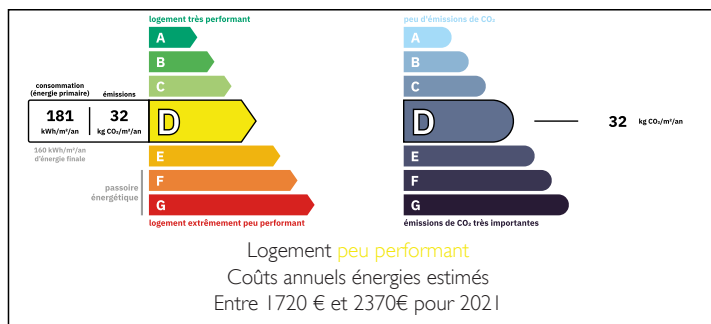
Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	5650 m2

IN BRIEF

Nestled in a peaceful and private countryside setting near Loguivy-Plougras, this beautifully presented complex of THREE houses offers an exceptional lifestyle opportunity with excellent income potential, stunning panoramic views, and charming character features throughout. Comprising a superbly renovated main house together with two independent gîtes, the property is ideal for those seeking a family home with a successful holiday rental business or multi-generational living. This is a rare opportunity to acquire a versatile and beautifully maintained property in an exceptional rural setting.



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 main house is in immaculate condition and benefits from underfloor heating, creating a warm and comfortable home all year round. The ground floor offers a spacious open-plan living room and fitted kitchen, perfectly designed for modern living and entertaining, together with a WC and practical utility room. Upstairs, there are two bedrooms and a stylish shower room, all enjoying lovely countryside views.

In addition, the property includes a beautifully renovated independent two-bedroom gîte, full of original stone character. The ground floor comprises an open-plan living and kitchen area, while upstairs are two comfortable bedrooms and a shower room, making it ideal for holiday rentals or visiting family and friends.

A charming one-bedroom gîte completes the accommodation, offering a cosy open-plan living space on the ground floor with an upstairs bedroom and shower room, perfect for couples seeking a tranquil retreat.

Outside, the grounds are enhanced by magnificent mature trees and breathtaking uninterrupted views across the surrounding countryside, creating a truly idyllic environment. The property also benefits from a stone storage outbuilding and an impressive large stone barn offering exciting potential for conversion, subject to the necessary permissions.

Despite its peaceful location, the property remains conveniently situated. The village of Loguivy-Plougras is within easy reach, while the larger towns of:

Morlaix — approximately 25 minutes

Guingamp — approximately 35 minutes

Lannion — approximately 35 minutes

The beautiful Brittany coastline is also easily accessible:

NOTES