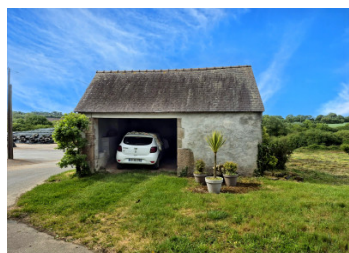


For sale – Farmhouse property with two houses and outbuildings set on 2 hectares – Bolazec



INFORMATION

Town:	Bolazec
Department:	Finistère
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	20192 m2



IN BRIEF

Set in a peaceful rural hamlet, this charming character property comprises two independent houses in good condition, along with extensive outbuildings, all set within just over 2 hectares of land. The layout and existing agricultural buildings offer excellent potential for an equestrian project, with adjoining pasture and ample space for stabling or shelters. Ideal as a main residence with rental income, a family project, or a smallholding, this is a versatile property in the heart of the Breton countryside.

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.



DESCRIPTION

Located in a quiet hamlet in the commune of Bolazec, this attractive Breton farmhouse property enjoys a tranquil setting surrounded by open countryside, with no immediate disturbances.

The property comprises two adjoining houses, both in very good overall condition. This flexible layout is ideal for a main residence with a guest house or gîte, multi-generational living, or rental income.

The first house (approximately 65 m²) offers a bright open-plan living area with kitchen, dining and lounge space. Upstairs are two bedrooms and a bathroom with WC.

The second house (approximately 66 m²) includes a living/dining room, a separate kitchen, and upstairs two bedrooms with a bathroom and WC.

NOTES

Both houses are fitted with double glazing and require no major structural work, allowing for immediate use. Cosmetic updates may be considered to suit individual taste.

A notable feature of the property is the traditional thick slate roofing, hand-cut in the local style, adding significant character and authenticity.

Outbuildings and Equestrian Potential

The property offers excellent potential for equestrian or small-scale agricultural use, thanks to its layout and range of outbuildings.

A large agricultural barn is divided into several sections, including a semi-open area of approximately 300 m², suitable for equipment storage or conversion into field shelters.

There are two former cattle barns (approximately 106 m² each), which could be adapted into stabling or loose housing. An old milking parlour and a small dairy room further complement the agricultural