

Detached 4-Bedroom Country House with Extensive Outbuildings - 5,000 m of Land 5-mins from the town of Broons



INFORMATION

Town:	Séviac
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	5000 m2

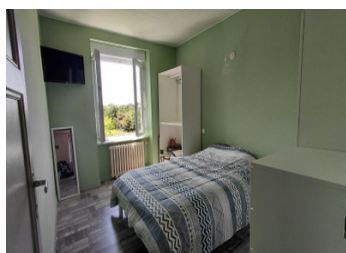
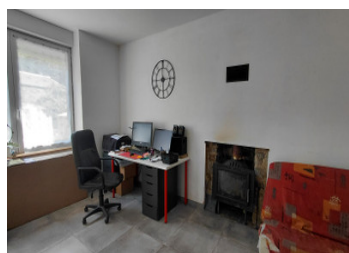
IN BRIEF

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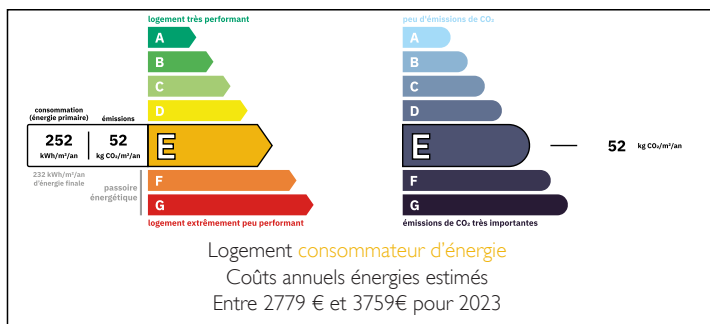
The ground floor features a large living room with recently fitted kitchen and lounge area with wood-burning insert, plus a useful utility/storage room.

Upstairs are four bright bedrooms and a modern family bathroom. Two attic spaces offer further potential for additional accommodation or office space, subject to permissions.

Outside, the property includes a garage, woodshed, boiler room, enclosed terrace, large courtyard, substantial enclosed hangar divided into two sections, additional storage building and a chicken coop.



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

Situated on a generous plot with no immediate neighbouring properties, this detached house offers spacious accommodation, extensive outbuildings and excellent potential for a workshop, business venture or hobby project.

The property is located in Sévignac, approximately 30 minutes from Dinan, 35–40 minutes from Saint-Brieuc, and less than an hour from both Rennes and the port of Saint-Malo.

The ground floor comprises a spacious and light-filled open-plan living area, combining a recently fitted kitchen with a lounge centred around a wood-burning insert. The hallway leads to a useful utility and storage room with direct access to the exterior, as well as a separate WC.

On the first floor, a landing serves four bright and well-proportioned bedrooms along with a recently renovated family bathroom. A half-level provides access to an attic that could be converted into a fifth bedroom, office or hobby room. Above this, a large attic offers further development potential, subject to any necessary permissions.

Outside, the property benefits from an attached woodshed, a small boiler room and a garage suitable for one vehicle. To the front of the house, a terrace enclosed by a low wall provides an attractive outdoor seating area, directly accessible from the kitchen area.

The outbuildings are a particular feature of the property. The large courtyard gives access to a substantial enclosed hangar divided into two sections, together with an adjoining storage building. Further into the garden is a small chicken coop suitable for keeping poultry or other small animals.

The land extends to...

LOCAL TAXES

Taxe foncière: 422 EUR

NOTES