LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45507MEJ29 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Historic 3 bedroom Breton Cottage with Gîte Potential and Surprising Space in Kergloff

EXCLUSIVE







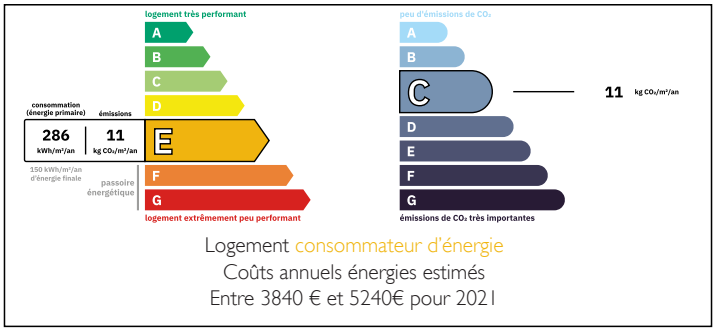








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3840 € et 5240€ pour 2021

INFORMATION

Town:	Kergloff
Department:	Finistère
Bed:	3
Bath:	3
Floor:	140 m2
Plot Size:	1313 m2

IN BRIEF

Nestled in the heart of the Breton countryside near Kergloff, this surprisingly spacious three-bedroom, two-bathroom character property offers approximately 148m² of living space set within 1,313m² of private grounds. Formed by the sympathetic merging of an original cottage and adjoining house, the property combines period charm with flexible accommodation and future potential.

The impressive open-plan living, kitchen and dining area extends to over 63m², while a charming library with mezzanine office creates a unique and versatile living space. The adjoining section includes a double bedroom with en-suite shower room and additional ground-floor accommodation currently used for storage, offering excellent potential for conversion into further living space, a self-contained gîte or rental accommodation.

Featuring double glazing, electric heating, private gardens and connections to Breton history, the

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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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NOTES

DESCRIPTION

Situated in a peaceful hamlet near Kergloff in central Finistère, this delightful and unexpectedly spacious Breton property offers a rare combination of character, flexibility and historical interest. Created through the thoughtful joining of an original stone cottage and neighbouring dwelling, the property now provides approximately 148m² of accommodation arranged around a series of charming and versatile living spaces.

Steeped in local history, the house is believed to have connections with Sébastien Le Balp, the famous Breton lawyer and leader of the 1675 Bonnets Rouges (Red Caps) uprising. The property has been referenced in local guides and historical publications, adding an intriguing dimension to what is already a highly individual home.

The heart of the property is the impressive open-plan living area measuring approximately 11.2m x 5.7m. This bright and welcoming space combines a living room, dining area and kitchen into one substantial room ideal for modern family living and entertaining. A magnificent feature fireplace provides a striking focal point, adding warmth, character and a sense of history to the room. The generous proportions of the space make it perfect for both everyday living and larger social gatherings, while the blend of original character and practical modern design creates an atmosphere that is both comfortable and inviting

Two elegant arched doorways provide access to different parts of the home. One leads to a useful bathroom and utility room measuring approximately 3.5m x 2.1m. The second leads to a staircase that rises to one of the property's most charming...