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Ref: A45756NCL22 Price: 149 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)

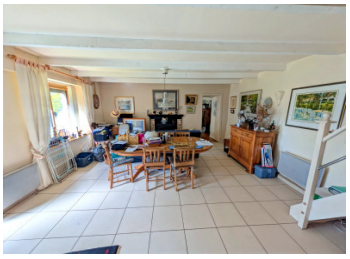
Charming 3-bedroom countryside home with outbuildings and over 3,000 m of land in Lohuec, close to Callac

EXCLUSIVE















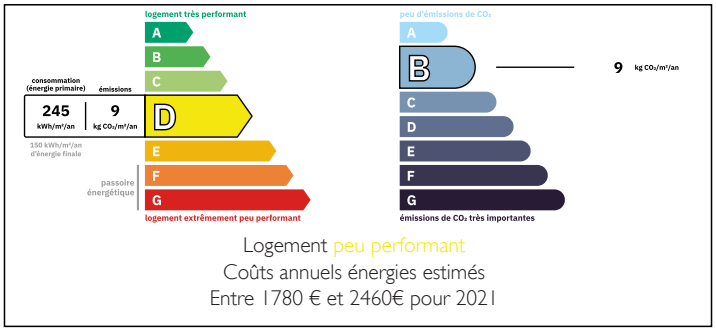
INFORMATION

Town:	Lohuec
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	3155 m2

IN BRIEF

Charming, fully renovated 3-bedroom countryside home (88 m²) with a ground-floor bedroom and shower room, utility room, numerous outbuildings, recent roof, double glazing, shutters throughout, energy rating D, wood-burning heating, attic space and over 3,000 m² of private land with a long driveway, in a peaceful setting near Lohuec (22160).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1780 € et 2460€ pour 2021

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.

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NOTES

DESCRIPTION

Set in a private location in the countryside around Lohuec (22160), this attractive property offers comfortable living with recent improvements already completed, making it an ideal home for either permanent residence or a peaceful retreat in rural Brittany.

The house offers just under 88 m² of living space, thoughtfully arranged to maximise comfort and practicality, and is set on over 3,000 m² of land. On the ground floor, you will find a fitted kitchen, a bright and welcoming lounge, a separate dining room/lounge and shower room providing a functional and well-balanced living layout.

Upstairs, a landing leads to three bedrooms.
There is also attic space, offering additional storage or future development potential, subject to permissions.

Attached to the house is a practical utility room, adding valuable everyday functionality.

The property has benefited from significant recent improvements, including a recent roof, double-glazed windows, and shutters throughout, contributing to both comfort and efficiency. It holds a D-rated energy performance classification, a strong advantage for a property of this style in a rural setting. Heating is provided by a wood system, offering both charm and economical running costs.

Outside, the property enjoys a generous and natural setting. The garden is made up of a beautiful mix of trees, lawns, grassed areas, and shrubs, creating a private and green environment. A long private driveway leads to the house, enhancing the sense of seclusion.

In addition, the property benefits from numerous outbuildings, offering excellent storage space, workshop potential, or future conversion opportunities, subject to...