LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45983NCL22 Price: 114 450 EUR

agency fees included: 9 % TTC to be paid by the buyer (105 000 EUR without fees)

Charming 2-bedroom stone house with large outbuilding and 2,000m of land near Duault village centre

EXCLUSIVE















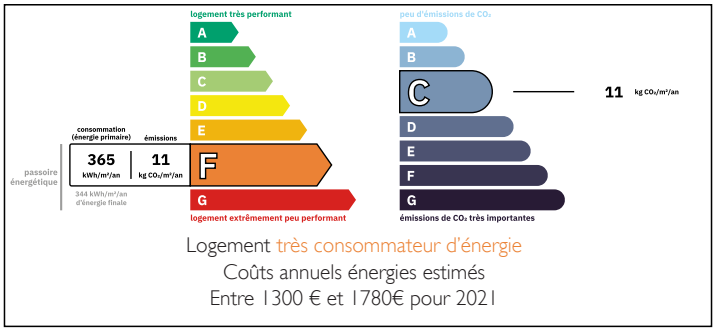
INFORMATION

Town:	Duault
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2060 m2

IN BRIEF

Situated close to the heart of the peaceful Breton village of Duault, this charming two-bedroom property offers a wonderful opportunity for those looking for a character home with land and outbuildings. The house provides a bright veranda, fitted kitchen, utility room and cosy lounge with wood-burning stove on the ground floor, with two bedrooms and a shower room upstairs. Outside, the property benefits from approximately 2,000m² of land, a large stone outbuilding offering excellent potential for storage, workshop, conversion or additional accommodation, as well as a smaller stone building. Ideally located within walking distance of the village centre and surrounded by the beautiful countryside of central Brittany, this property would make an ideal main residence, holiday home or renovation project.

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.

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NOTES

DESCRIPTION

A charming Breton property with land and substantial stone outbuildings

Located in the peaceful commune of Duault, in the heart of Brittany, this attractive two-bedroom house offers a rare combination of character, outdoor space and excellent potential.

Set on a generous plot of approximately 2,000m², the property enjoys a quiet rural setting while remaining close to the village centre and local amenities. The surrounding countryside provides a beautiful environment for walking, cycling and enjoying the relaxed pace of Breton village life.

The house

The accommodation is arranged over two floors.

On the ground floor, the property offers:

A welcoming veranda, providing a lovely additional living space and a bright entrance to the home;
A fitted kitchen;
A practical utility room;
A comfortable lounge featuring a wood-burning stove, creating a cosy atmosphere during the cooler months.

Upstairs, you will find:

Two bedrooms;
A shower room.

The property is full of potential and offers the opportunity to create a comfortable Breton home with further possibilities depending on your plans.

Outside and outbuildings

The grounds extend to approximately 2,000m², offering plenty of space for gardens, outdoor living, pets or leisure activities.