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Ref: A46516MEJ22 Price: 199 500 EUR

agency fees included: 5 % TTC to be paid by the buyer (190 000 EUR without fees)

Beautiful 3-Bed Longère with Ponds, Woodland and Renovation Potential in Brittany















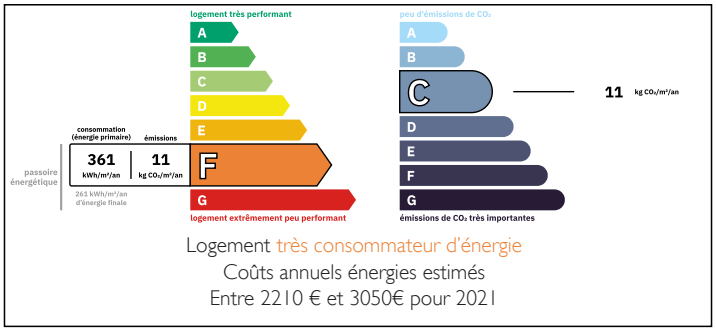
INFORMATION

Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	7975 m2

IN BRIEF

Nestled in the peaceful Breton countryside near Loguivy-Plougras, this beautifully renovated 110m² stone longère combines traditional character with modern comfort. Set on 7,975m² of land, the property enjoys mature gardens, two picturesque ponds and an attached outbuilding offering excellent development potential. The accommodation includes a welcoming living room with wood burner and French doors to the garden, a spacious kitchen, a versatile library or dining room, three bedrooms and two shower rooms. A separate parcel of woodland, located approximately 2km away, provides a sustainable source of firewood for the colder months. Ideally situated just minutes from local amenities, with the RN12 nearby and excellent transport links via Morlaix TGV, this property would make an exceptional family home, holiday retreat or investment opportunity in the heart of Brittany.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2210 € et 3050€ 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

Situated in a tranquil hamlet close to Loguivy-Plougras, this charming stone longère offers an enviable Breton lifestyle, surrounded by nature while remaining within easy reach of everyday amenities.

The property has been thoughtfully renovated and retains many of the features that make Breton homes so desirable, blending period charm with practical modern living.

Further benefits include wooden double-glazed windows and doors throughout, enhancing the property's character while providing improved insulation and energy efficiency.

The heart of the home is the inviting salon, where a wood-burning stove creates a warm and welcoming atmosphere. Double doors open directly onto the garden, allowing natural light to flood the room and providing a seamless connection between indoor and outdoor living.

Leading from the salon are two additional reception rooms. To one side is a generous kitchen with ample space for family meals and entertaining. To the other is a versatile room fitted with built-in cupboards, currently suited as a library but equally ideal as a formal dining room, home office or hobby space.

The property's unique layout offers flexibility and privacy. A staircase from the salon leads to a landing serving two bedrooms and a shower room, while a second staircase from the kitchen leads to a separate landing with an additional double bedroom and shower room. This arrangement lends itself perfectly to accommodating guests, extended family or creating a degree of independent living within the home.

Adjoining the house is an outbuilding of approximately 35m², presenting a wealth of