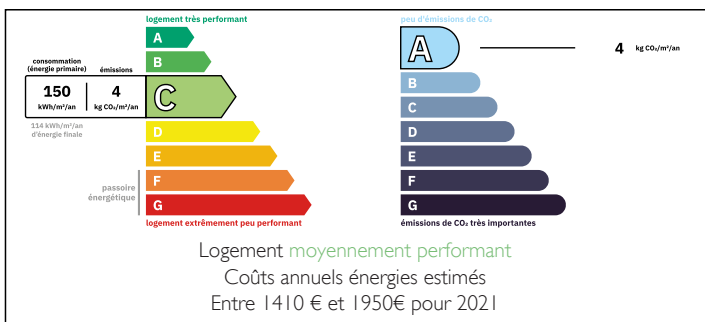


Two houses: one two-bedroom house and one three-bedroom house, set on 3,000 m² of land. An ideal opportunity!



ENERGY - DPE



INFORMATION

Town:	Carnoët
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	296 m2
Plot Size:	3000 m2

IN BRIEF

Discover a rare opportunity in the heart of central Brittany: TWO beautifully renovated, fully independent houses, privately set within a peaceful countryside hamlet in Côtes-d'Armor 22160. Offering approximately 260 m² of combined living space, this exceptional property provides the perfect blend of privacy, flexibility, and Breton charm.

Ideal as a spacious family home, a holiday retreat, a successful rental opportunity, or a multi-generational living solution, the two separate homes allow everyone to enjoy their own private space while sharing the beauty and tranquillity of this stunning rural setting.

Nestled within 3,000 m² of newly landscaped gardens, the property offers peace, privacy, and outdoor living surrounded by the natural beauty of the Brittany countryside. Both houses are fully equipped, energy-efficient, and ready to move into, featuring separate EDF and water supplies, fibre internet, compliant fosse septique systems, and

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.



DESCRIPTION

Located in the beautiful countryside of central Brittany, this exceptional property offers two independent houses, both fully renovated and ready to move into. Situated in a quiet hamlet in Côtes-d'Armor 22160, the homes are surrounded by approximately 3,000 m² of newly landscaped gardens, providing privacy, space, and tranquillity.

The first house offers approximately 130 m² of living space and is built using eco-friendly Monomur 37.5 construction. It includes two bedrooms, two reception rooms, a new kitchen, a new bathroom, a conservatory, and a wood pellet burner.

The second house provides approximately 130 m² of accommodation, combining traditional character with a modern extension. It features three bedrooms, a reception room, an upstairs separate toilet, a conservatory, and two wood pellet burners.

The property also includes a small stone house, garden shed, large parking area, private water well, fibre internet, and separate EDF and water meters for each house. The sale includes a ride-on mower, garden tools, and a robot mower.

Both homes have DPE rating C and a compliant fosse septique system. This is a genuine turn-key opportunity offering excellent value for two houses and land.

Situated in the peaceful countryside of central Brittany, this property enjoys the charm and tranquillity of rural French living while remaining within easy reach of local amenities and nearby towns. Located in the Côtes-d'Armor department of Brittany (22160), the area is known for its rolling countryside, traditional stone villages, forests, rivers, and beautiful natural landscapes.

The surrounding region offers an authentic Breton lifestyle, with quiet...

NOTES