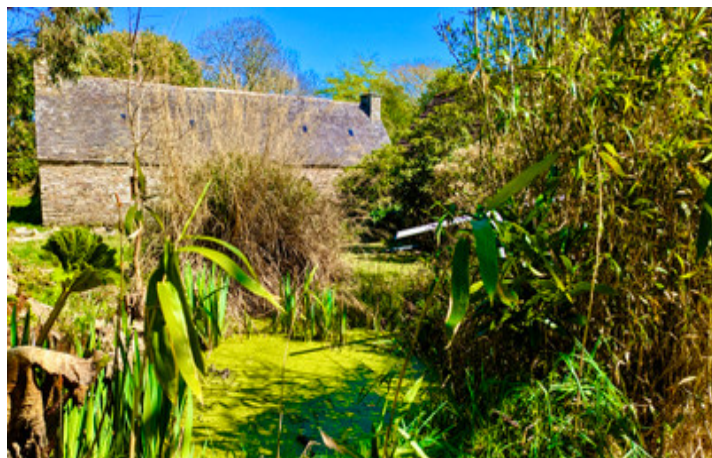


A farmhouse and outbuilding near the coast at Saint-Michel-en-Grève



INFORMATION

Town:	Tréduder
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	96 m ²
Plot Size:	7620 m ²



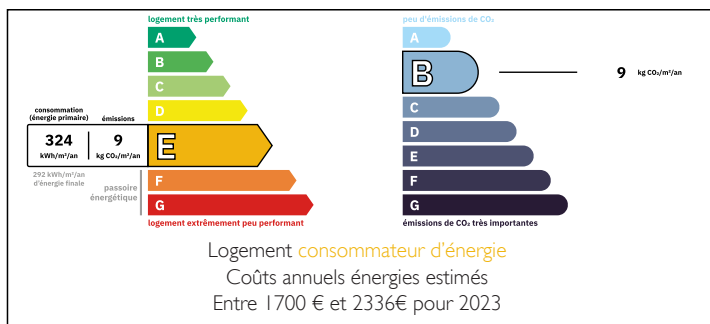
IN BRIEF

A historic property steeped in history and charm – Just a stone's throw from the bay of Saint-Michel-en-Grève

Immerse yourself in the authenticity of Breton heritage with this 17th-century farmhouse, partially renovated in 2005 and 2019, offering 96m² of living space on a 7,620m² plot, plus an 80m² stone outbuilding on two levels (40m² of floor space) in need of renovation. Perfect for lovers of old stonework and traditional timber framing, with a roof of slate and English tiles.

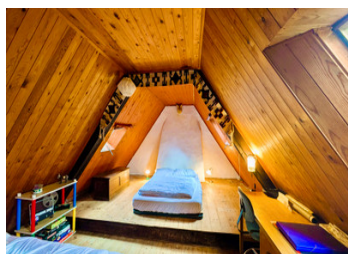
The 7,620 m² garden has the potential to become a true haven of peace, with its landscaped pond, mature trees and a working well.

ENERGY - DPE



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

A historic property steeped in history and charm – just a stone's throw from the bay of Saint-Michel-en-Grève

Immerse yourself in the authenticity of Breton heritage with this 17th-century farmhouse, partially renovated in 2005 and 2019, offering 96m² of living space on a 7,620m² plot, plus an 80m² stone outbuilding on two levels (40m² of floor space) in need of renovation. Perfect for lovers of old stonework and traditional timber framing, with a roof of slate and English tiles.

The 7,620 m² garden has the potential to become a true haven of peace, with its landscaped pond, mature trees and a working well.

The property comprises

- Upstairs: Two bedrooms measuring 22 and 26m² respectively, and a bathroom with a toilet. In need of refurbishment.

- on the ground floor: a living room with a fireplace (excellent draught and insulated firebox), extending into a semi-open-plan kitchen, totalling 34m²; a 25m² lounge, fitted with a wood pellet boiler for the central heating system; a utility area; and a 7m² annexe suitable for conversion.

You'll appreciate the traditional ochre-coloured terracotta floor tiles.

The high-performance wood pellet stove central heating system, installed in 2017, with cast-iron radiators, combines modern comfort with traditional charm.

Sewage system connected to the mains.

Double-glazed wooden windows fitted in 2018–2019 on the ground floor.

Single-glazed skylights in the bedrooms.

Electric water heater.

The outbuilding, which could be converted into a home or a workshop, features a roof structure in good condition, an English-style tiled roof, a dry-stone gable and a remarkable central beam.

NOTES