

Beautiful 8-bedroom farmhouse with 9.5 hectares, outbuildings and large hangar – Lanrivain



INFORMATION

Town:	Lanrivain
Department:	Côtes-d'Armor
Bed:	8
Bath:	2
Floor:	186 m ²
Plot Size:	95390 m ²

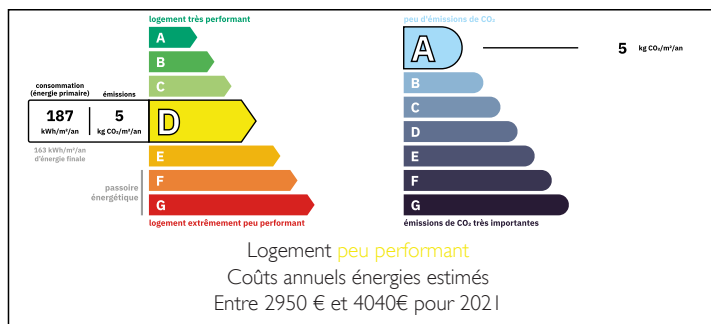


IN BRIEF

Situated at the end of a private road, with no immediate neighbours and close to Lanrivain, this spacious and beautifully renovated longère offers approximately 186 m² of living space, 8 bedrooms and 9.5 hectares of adjoining land.

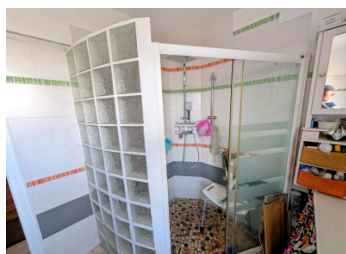
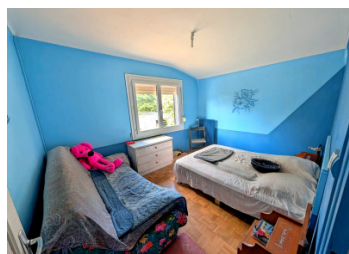
Featuring a lovely living area, pellet heating, several outbuildings, a 250 m² barn and extensive grounds, this property is ideal for a family, an equestrian or rural project, or simply for those looking for space, peace and tranquillity, and a wonderful quality of life in Brittany.

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.



NOTES

DESCRIPTION

Located in the peaceful countryside of Lanrivain, this charming longère is situated at the end of a private road, offering complete tranquillity and an exceptional setting with 9.5 hectares of adjoining land.

The property offers approximately 186 m² of living space and is ready to move into. It combines a comfortable family home with numerous outbuildings and extensive grounds, offering excellent versatility.

The House

On the ground floor, you will find a bright and spacious living area of approximately 62 m², comprising a dining area, a cosy sitting room and a fitted and fully equipped kitchen with a central island. A pellet stove provides warmth and comfort.

A practical utility room/laundry room, with its own access, completes this area.

There is also a bedroom, a shower room and a separate WC on the ground floor.

Upstairs, the property offers a further seven rooms, including seven bedrooms/rooms and an office, as well as a shower room, WC, dressing room/laundry area and additional storage space. The layout offers considerable flexibility and would be ideal for a large family or could provide additional accommodation and entertaining spaces, subject to the necessary permissions.

Outside

The property benefits from a large courtyard and several useful outbuildings.

A substantial 75 m² attached outbuilding houses the pellet boiler and its approximately 4.5-tonne storage silo, as well as a laundry area, workshop and storage