

Charming 4-bedroom Breton country house with outbuildings, garage and 2,147 m² of land in Plésidy

EXCLUSIVE



INFORMATION

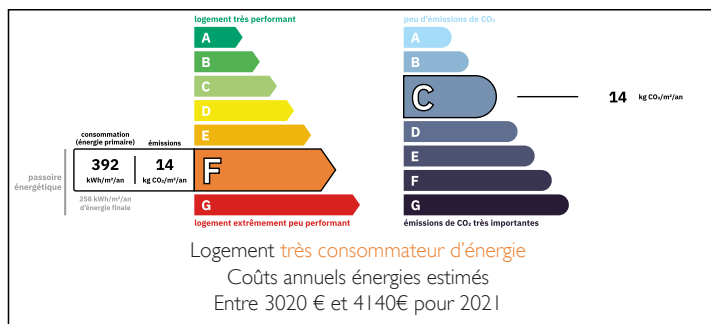
Town:	Plésidy
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	101 m ²
Plot Size:	2147 m ²

IN BRIEF

Situated at the entrance to the village of Plésidy, within easy reach of local shops and services, this authentic Breton country house offers generous accommodation and considerable potential for further development. The property includes a large kitchen with a wood-burning stove, a sitting room with a second wood-burning stove, four bedrooms—two of which are particularly spacious—a shower room and a small office. It also benefits from an attached 38 m² extension accessible directly from the house, a second extension requiring renovation and a large 44 m² garage. The property stands on 2,147 m² of land with a water-filled well and is approximately 15 minutes from Guingamp.



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.



NOTES

DESCRIPTION

Situated at the entrance to the charming village of Plésidy, this traditional Breton country house has retained its authentic, rustic character. It enjoys a convenient location within easy reach of the village's shops and services while offering a pleasant rural setting and 2,147 m² of land.

The property is approximately 7 km from Bourbriac, 13 km from Guingamp and 39 km from Saint-Brieuc.

On the ground floor, the entrance opens into a hallway with a staircase, measuring approximately 14 m², and a separate WC. There is also a spacious 24 m² kitchen equipped with a wood-burning stove and a 17 m² sitting room with a second wood-burning stove.

On the first floor, the landing leads to a shower room with WC measuring approximately 6 m², together with two generously sized bedrooms of 22 m² and 17 m². Their spacious proportions offer plenty of flexibility for different layouts.

The second floor provides two additional bedrooms measuring 14 m² and 9 m², as well as a small office that would be ideal for working from home or for use as additional storage.

To the rear of the house is an attached extension of approximately 38 m², which can be accessed directly from inside the property. This space offers excellent potential and could be converted into additional living accommodation, subject to the necessary permissions.

A second extension of approximately 22 m² is currently in ruins and offers further potential for renovation or the creation of additional space.

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