LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47577IPL22 Price: 199 000 EUR

agency fees to be paid by the seller

UNDER OFFER - Character Stone Property with Second Dwelling, Outbuildings & 4,109 m of Enclosed Grounds















INFORMATION

Town:	Allineuc
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	4109 m2

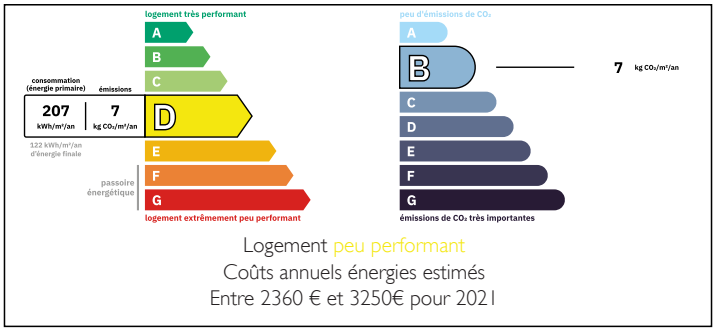
IN BRIEF

Set in a peaceful and unspoilt setting, this authentic Breton stone property offers a rare combination of character, generous accommodation and outstanding versatility.

The main residence features four bedrooms, including one on the ground floor, together with two bathrooms, two WCs, a kitchen, living room and attic. An adjoining second dwelling provides valuable additional accommodation with exciting potential for guest living, an independent cottage, a home office or future development, subject to the necessary permissions.

The property is further enhanced by approximately 260 m² of traditional outbuildings, including two barns, a workshop with loft, garage, stable, hen house, lean-to and storage building. A traditional bread oven and historic well complete this exceptional rural ensemble.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2360 € et 3250€ 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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LOCAL TAXES

Taxe foncière: **617 EUR**

NOTES

DESCRIPTION

A Distinctive Breton Country Property

This elegant stone property brings together everything that defines a traditional Breton rural estate: a substantial family home, an adjoining second dwelling, extensive outbuildings and generous enclosed grounds extending to 4,109 m².

Its traditional bread oven and historic well preserve the authentic character of the property while the overall layout offers exceptional flexibility for family life or future projects.

The Main Residence

The principal house is arranged over two comfortable floors.

The ground floor comprises an entrance hall, separate kitchen, living room, one bedroom, bathroom and WC. The presence of both a bedroom and bathroom on this level provides valuable flexibility for everyday living and visiting guests.

Upstairs are three further bedrooms, a second bathroom, separate WC and attic space.

With four bedrooms in total, the house is equally suited to a permanent family residence or an elegant countryside retreat.

An Adjoining Second Dwelling

Connected to the main residence, the second dwelling offers significant additional accommodation.

It currently includes an entrance area, one ground-floor room and a rear cellar, together with two further rooms upstairs.

Subject to the appropriate permissions, it could become guest accommodation, an independent