

Renovated 4-bed home with gîte, outbuildings & 5,500m land, 20km from Brittany coast

EXCLUSIVE



INFORMATION

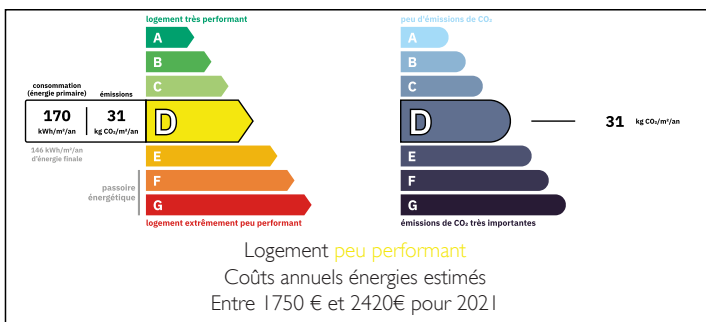
Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	110 m2
Plot Size:	5500 m2



IN BRIEF

Set in a peaceful hamlet near Loguivy-Plougras, this attractive Breton property combines a renovated four-bedroom main house, an independent one-bedroom gîte, useful outbuildings and approximately 5,500m² of land. Renovated around 2007, the main house offers a spacious open-plan living/dining room and kitchen with wood-burning stove, three first-floor bedrooms plus a fourth bedroom with independent exterior access. The separate gîte provides self-contained guest accommodation with its own living/kitchen area, shower room, bedroom and wood burner, creating excellent potential for family, visitors or seasonal letting. Oil-fired central heating, underfloor heating and fibre internet add modern comfort. Saint-Efflam beach at Plestin-les-Grèves is approximately 20km away. Energy rating D.

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

Situated in a peaceful hamlet on the outskirts of Loguivy-Plougras, this charming Breton property offers an appealing combination of a renovated four-bedroom main residence, independent one-bedroom gîte, useful outbuildings and approximately 5,500m² of land.

With flexible accommodation and excellent guest potential, the property could work equally well as a permanent family home, holiday residence or a home with independent accommodation for friends, family or seasonal letting.

Main house

The main house was renovated around 2007 and offers comfortable accommodation with plenty of character.

The ground floor opens into an entrance hall, leading to a useful utility room and shower room.

At the heart of the property is a generous open-plan lounge, living/dining area and kitchen. This spacious and welcoming room is centred around a wood-burning stove, creating a warm atmosphere and a practical space for both everyday family life and entertaining.

Upstairs, the landing gives access to three bedrooms together with a bathroom and WC.

A fourth bedroom benefits from its own independent exterior access, adding considerable flexibility to the property. This could be particularly useful for visiting family, older children, guests, a home office or someone looking for a degree of independence from the main accommodation.

The main house benefits from oil-fired central heating, underfloor heating, a wood-burning stove and fibre optic internet, combining rural living with practical modern comforts.

NOTES