LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48013JAM22 Price: 46 600 EUR

agency fees to be paid by the seller

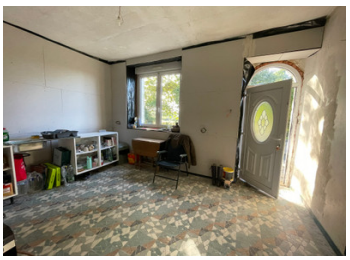
Detached, renovation project with views over countryside just waiting for new owners

EXCLUSIVE



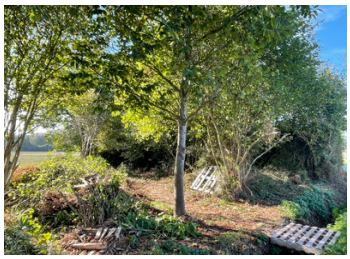












ENERGY - DPE

DPE not required.

INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	52 m2
Plot Size:	1193 m2

IN BRIEF

Renovation Opportunity Near Plessala – Your Breton Blank Canvas Awaits
If you've been dreaming of shaping a home exactly the way you want it, this character, detached stone property on the edge of Plessala offers the perfect foundation. Packed with potential and already well‑advanced in its renovation journey, it's ready for someone with vision to bring it to life.

The essentials are already in place
Kitchen area, lounge, dining room, bedroom, WC and shower

Walls insulated and plasterboard installed
Attic fully boarded and primed for conversion
Water and electricity connected to the property (currently switched off)
Brand‑new wood burner included – just needs a flue
Mix of new double‑glazed windows with others still to update

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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NOTES

DESCRIPTION

There is a driveway for at least two cars and a front terrace, ideal to sit and take in the views right outside your front door. On entering the house there is the kitchen, to the left what could be a dining room with a staircase leading to the first floor which is floored and ready to be converted - currently used for storage.
Back on the ground floor there is a bedroom, lounge and WC plus shower. The room layout could be changed but the potential is huge.

Measurements:
Kitchen: 4.363 x 3.248m2
Dining room: 3.320 x 3.33m2 (including stairs)
Lounge: 4.349 x 3.108m2
Bedroom: 3.236 x 3.236m2
WC: 0.840 x 0.802m2
Shower: 2.628 x 0.852
Attic: 8.036 x 4.972m2
Plessala is one of Central Brittany's most welcoming rural communities. You'll find:
A friendly village centre with bakery, café, supermarket and small weekly market
Easy access to larger towns like Loudéac and Lamballe, less than an hour to the coast.
Beautiful walking and cycling routes through rolling countryside
A peaceful, authentic Breton lifestyle without isolation

A Project With Promise
This is a property where the heavy lifting has already begun — insulation, boarding, structural prep — leaving you free to focus on the exciting part: design, layout, finishes, and creating a home that reflects your style.
Whether you're looking for a holiday retreat, a permanent move to Brittany, or a renovation project with real reward, this house offers space, charm and endless potential.

Your vision. Your pace. Your future home.
Additional photos and information available on