

Traditional Longère Divided into Three Homes – 157 m Total Living Space, 4,522 m of Land in a Peaceful Hamlet



INFORMATION

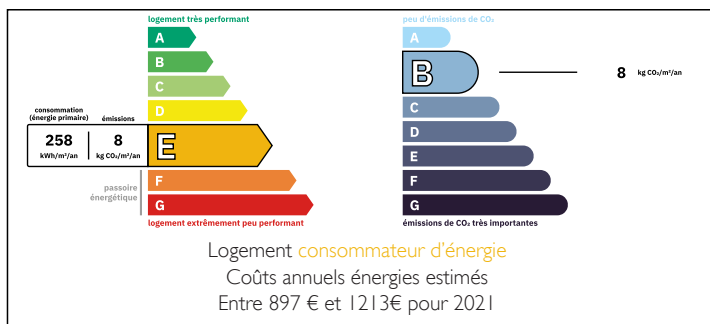
Town:	Bégard
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	157 m2
Plot Size:	4259 m2

IN BRIEF

Traditional countryside longère divided into three separate homes, offering a combined living area of approximately 157 m² and five bedrooms in total. Set in a peaceful rural hamlet in the Bégard area, on approximately 4,522 m² of land, with a garden, garage and ruined outbuilding. Some refreshing required. Ideally situated for enjoying the countryside while remaining within easy reach of Bégard and its shops, services and amenities. Excellent potential for rental investment, multi-generational living or a spacious family home

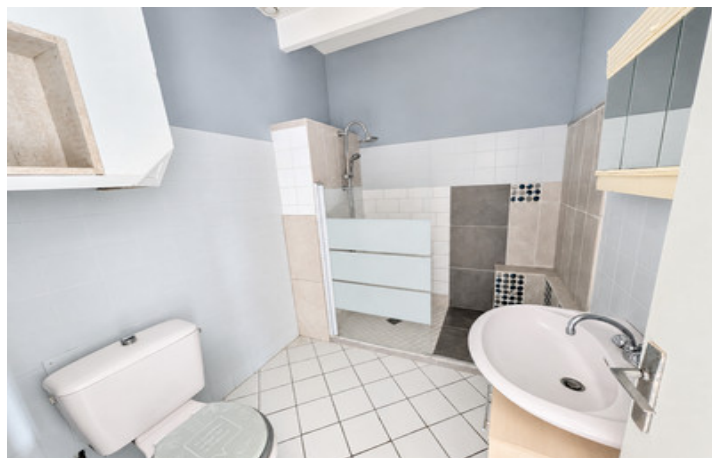


ENERGY - DPE



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 countryside hamlet, this traditional longère offers an interesting opportunity for buyers looking for a rural property with flexible accommodation and investment potential.

The longère has been divided into three separate homes, offering a total combined living area of approximately 157 m², arranged over two floors, with five bedrooms in total.

Set on approximately 4,522 m² of land, the property benefits from generous outdoor space, a garage and a ruined outbuilding.

First Home – 54.40 m² – Two Bedrooms

The ground floor comprises a living room with kitchen area and a bathroom with WC. Upstairs are two bedrooms.

Energy rating: D – 213 kWh/m²/year

Emissions: B – 8 kg CO₂/m²/year

Second Home – 68.25 m² – Two Bedrooms

The ground floor offers a living room with built-in cupboards, a separate kitchen and a shower room with WC. Upstairs are two bedrooms.

Energy rating: D – 215 kWh/m²/year

Emissions: B – 8 kg CO₂/m²/year

Third Home – 34 m² – One Bedroom

The ground floor comprises a kitchen and bathroom with WC, with one bedroom upstairs.

Energy rating: E – 302 kWh/m²/year

Emissions: B – 11 kg CO₂/m²/year

Outside

The longère is set on approximately 4,522 m² of

NOTES