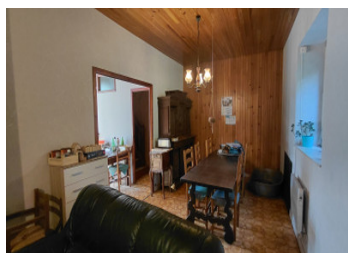


Character stone property with 9,823 m of land, extensive outbuildings and gîte potential near Plémet



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Plémet
Department:	Côtes-d'Armor
Bed:	6
Bath:	1
Floor:	314 m2
Plot Size:	9823 m2

IN BRIEF

Set in a peaceful countryside location near Plémet, with the nearest neighbours approximately 500 metres away, this character property offers exceptional space and renovation potential.

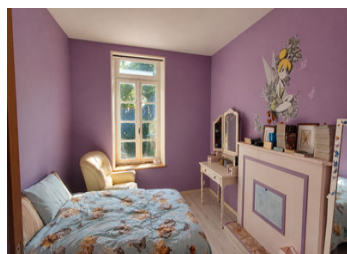
Standing on 9,823 m² of partly wooded land, the property comprises a substantial stone house, a large attached granite-built extension, an L-shaped range of outbuildings requiring complete renovation, a separate garage and a small shed on an additional plot.

Previously divided into two dwellings, the house features an unusual split-level layout, numerous rooms and several staircases, offering exciting possibilities for reconfiguration.

The grounds include a natural spring, an open well and an original bread oven which could potentially be restored.

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

An exciting opportunity to create a substantial family home, potentially complemented by holiday accommodation or other projects, in a peaceful countryside setting with nearly one hectare of land, all within five minutes of Plémet.

The main house was previously divided into two separate dwellings, resulting in a particularly unusual interior layout with multiple staircases, independent entrances and different floor levels. Partial renovation work has already been undertaken, although substantial further work is required to complete the property.

Its generous proportions and unusual configuration offer enormous potential for creating a spacious family home extending over three levels, with the possibility of separate living areas or accommodation for extended family.

Main living area

The main entrance opens directly from the courtyard into the kitchen (8.18 m²), which leads through to the dining room (13.33 m²) and adjoining sitting room (9.39 m²).

These three rooms could potentially be opened up further to create a larger, more contemporary living space.

This part of the house is situated on a raised level, overlooking the courtyard.

Lower-level lounge

A staircase leads down from the main living area to an impressive additional lounge measuring approximately 47.88 m².

This substantial room has its own direct access to the courtyard and requires complete renovation. With its generous dimensions and independent entrance, it offers exciting possibilities for creating a large family lounge, entertaining space or a separate living area.

Upper floor – Four bedrooms

Returning to the main living level, a separate

LOCAL TAXES

Taxe foncière: **977 EUR**

NOTES