**Charming 2-bedroom country home with 9,942 m of land, large hangar and established gardens –Ideal for animals**

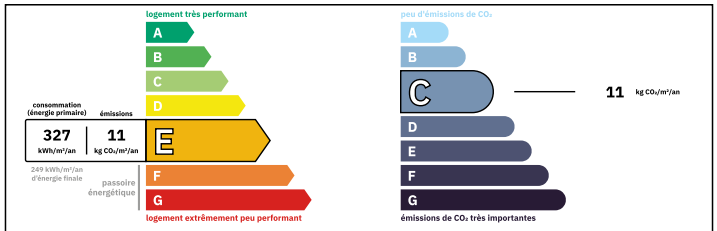
## INFORMATION

| | |
|---|---|
| Town: | Duault |
| Department: | Côtes-d'Armor |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 90 m2 |
| Plot Size: | 9942 m2 |

## IN BRIEF

Set in the peaceful countryside near Duault, this charming 2-bedroom neo-Breton home offers an exceptional opportunity for those dreaming of a rural lifestyle. With 9,942 m² of land, a substantial 160 m² hangar, fenced paddocks, animal shelters, productive vegetable gardens, fruit trees and polytunnels, the property is perfectly suited to animal lovers and those interested in self-sufficient living. The house offers approximately 90 m² of comfortable accommodation, with a spacious kitchen/living area, wood-burning heating, triple glazing and a lovely covered terrace overlooking the countryside. Situated just 5 km from Callac and its amenities, this is a wonderful opportunity to enjoy the best of rural Brittany.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1910 € et 2630€ pour 2023

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

Nestled in the beautiful Breton countryside, close to the village of Duault, this delightful neo-Breton home offers a wonderful opportunity to embrace a peaceful, more self-sufficient way of life. Set within 9,942 m² of land, the property has been lovingly maintained and improved over the years, creating a welcoming home with excellent facilities for animals, gardening and outdoor living.

The House

Built around 1960, the house offers approximately 90 m² of living accommodation, arranged mainly on one level.

The accommodation comprises:

A spacious 32 m² kitchen, dining and living area with a traditional wood-burning range, creating a warm and welcoming heart to the home.

Two generously sized bedrooms, one approximately 12 m² and the other approximately 20 m², with a wood-burning stove in the larger bedroom.

A modern shower room with walk-in shower.

Separate WC.

A practical utility room.

The property benefits from triple-glazed windows, renovated electrics, fibre-optic internet and additional electric radiators.

There is also approximately 50 m² of attic space offering potential for conversion, subject to the necessary permissions.

A lovely 28 m² wooden terrace, partially covered, provides the perfect place to relax, dine outdoors and enjoy views across the surrounding countryside.

# NOTES