LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48746NCL22 Price: 278 200 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Renovated 120m property with 2 bedrooms, 1 bed gîte, outbuildings and 2,628m of land

EXCLUSIVE















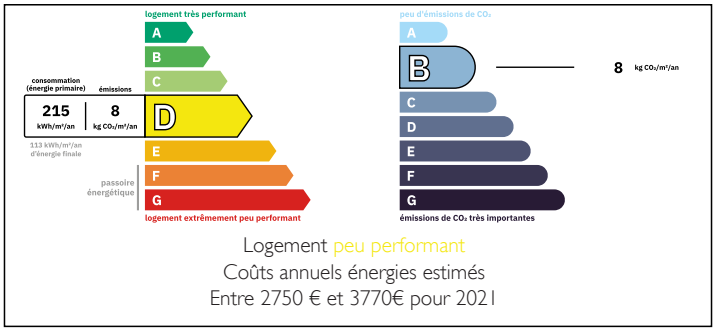
INFORMATION

Town:	Saint-Gilles-Pligeaux
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	60 m2

IN BRIEF

Set in the peaceful countryside of Saint-Gilles-Pligeaux, this charming renovated stone property offers approximately 120m² of habitable space, comprising a 2-bedroom main house and an independent 1-bedroom gîte, both ready to move into. Three additional outbuildings provide excellent potential for workshops, storage or future projects. Set on 2,628m² of private grounds with no overlooking neighbours, the property also benefits from a large motorhome/caravan carport, garden chalet, fibre internet and a tranquil position at the end of a small hamlet.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2750 € et 3770€ pour 2021

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

Situated in the countryside of Saint-Gilles-Pligeaux, at the end of a peaceful hamlet and surrounded by open fields, this charming renovated stone property offers approximately 120m² of habitable space, divided between a characterful main house and an independent gîte.

The property provides three bedrooms in total, two shower rooms, two living areas and two kitchens.

Both the main house and the gîte are immediately habitable, allowing the new owners to move in and enjoy the property without the need for renovation work.

In addition to the two habitable properties, there are three further outbuildings, two of which have benefited from replacement roofs, providing plenty of scope for workshops, storage, hobbies or future projects.

A garden chalet, a substantial carport suitable for a motorhome or caravan and approximately 2,628m² of private grounds complete this attractive countryside property.

This would make an excellent permanent or holiday home, particularly for buyers looking for independent guest accommodation, potential holiday rental income and useful additional buildings.

THE MAIN HOUSE – 2 BEDROOMS

The main house has been fully renovated while retaining the character and charm of the original stone building, with exposed stonework, beams and an open fireplace.

The interior has been designed to create an attractive combination of traditional features, open-plan living and natural light.

On the ground floor, an impressive living space of