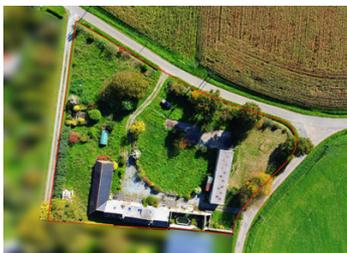
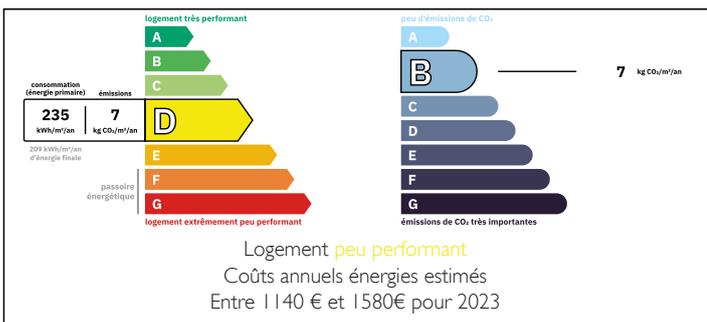


Two nicely renovated houses with open barn, separate workshop and large garden near Loudéac.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Hémonstoir
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	133 m <sup>2</sup>
Plot Size:	5869 m <sup>2</sup>

## IN BRIEF

Your dream home awaits. These two lovely country houses, renovated with style and character have lots to offer a new owner. The first house consists of a large open plan ground floor with fitted kitchen and wood burning stove. Large windows, exposed beams and lovely terracotta coloured tiles make this a charming living space. Upstairs are three bright bedrooms with views over the garden and countryside, and two modern bathrooms.

The second house has an equally charming open plan ground floor with fitted kitchen and woodburning stove. A rustic handmade staircase leads to two nice bedrooms and a family bathroom.

Attached to the property is a large open barn, a second barn that had begun to be renovated and includes an above ground pool. A separate large workshop offers a multitude of possibilities.

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

Lovely gardens with lawns, hedges, a former fish pond with pretty bridge (to renovate) and a childrens play area complete the property.

A convenient 15 minute drive from central Loudéac, and 20 from Pontivy with easy access to the major roads of central Brittany. The beautiful scenic Lac de Guerlédan is only 20 minutes drive away and is very popular with locals and tourists alike thanks to its beaches, bars, restaurants, forest walks and sporting activities including hiking, canoeing, water-skiing and so on.

Ideal if you seek a principle residence with the option of having extended family live along side, a home office to welcome clients or to run a gite or B&B. Don't miss out on this lovely property.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES