

Charming 3 bedroom house with quaint garden and patio area in a Village location - Loguivy Plougras

EXCLUSIVE



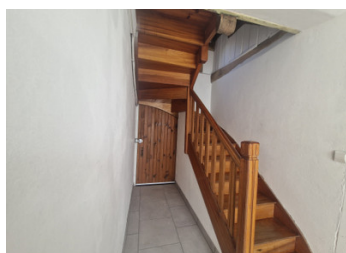
INFORMATION

Town:	Loguivy-Plougras
Department:	Côtes-d'Armor
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	112 m2

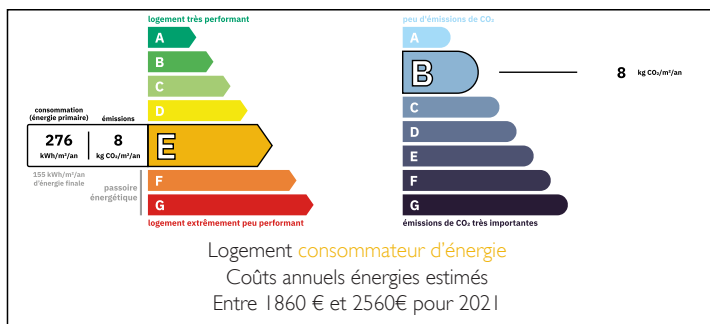
IN BRIEF

3-Bedroom Home with Garden, Terrace & Attic conversion potential in Peaceful Loguivy-Plougras, Brittany.

Benefits from recent works. Double glazing and mains drains. Spacious rooms, high ceilings and character. Village location.

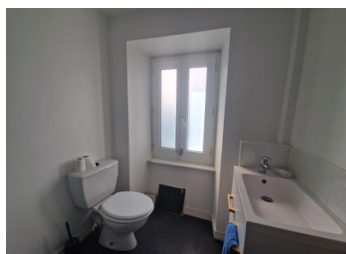


ENERGY - DPE



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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 heart of the tranquil Breton countryside, this charming 3-bedroom home is located in the picturesque village of Loguivy-Plougras, Brittany—offering a peaceful lifestyle within easy reach of both nature and essential amenities.

The ground floor features a well-equipped kitchen, a cozy lounge, and a bright dining area—perfect for both everyday living and entertaining. Upstairs, you'll find three spacious double bedrooms and a modern shower room with WC, ideal for family or guests.

The property also benefits from an attic space, offering excellent potential for conversion into additional living space, a home office, or creative studio.

Outside, enjoy a sunny terrace and a manageable garden space—great for relaxing or al fresco dining. The house is connected to mains drainage and has undergone recent improvement works, making it ready to move into with minimal fuss.

The Location:

Loguivy-Plougras is a peaceful rural village, surrounded by rolling countryside and traditional Breton charm. Despite its quiet setting, the property is conveniently located just a short drive from larger towns such as Lannion (around 25 minutes) and Morlaix (about 30 minutes), both offering a wide range of shops, restaurants, and services. Roscoff ferry port (approximately 50 mins away).

For coastal lovers, the beautiful beaches of the north Brittany coast are within easy reach—Plestin-les-Grèves and Locquirec are both approximately 30–35 minutes away by car, offering sandy shores, scenic walks, and seaside dining.

Whether you're looking for a permanent residence, a holiday escape, or a rental investment, this property offers charm, comfort, and future potential

LOCAL TAXES

Taxe habitation: EUR

NOTES