

Offers considered. Detached 3 bed property and outbuildings with stunning views, no near neighbours.

EXCLUSIVE

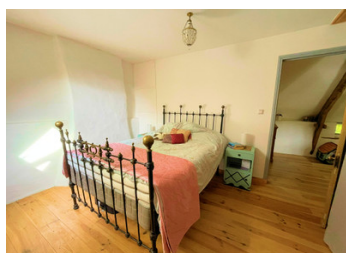


INFORMATION

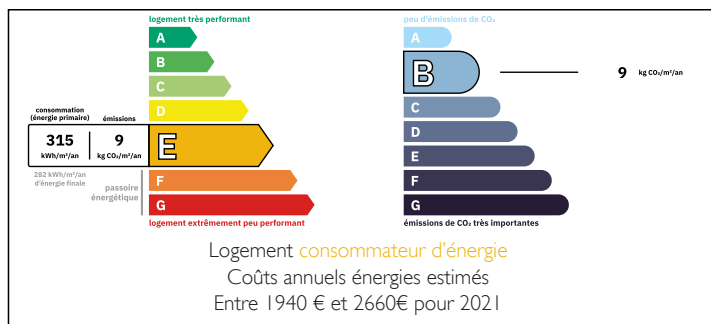
Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	139 m2
Plot Size:	3725 m2

IN BRIEF

This is a rare opportunity to own a unique home in an idyllic location, steeped in history, character, and beauty. Tucked away along a peaceful country lane near Plouguenast-Langast, this exceptional 3/4 bedroom property offers the perfect blend of historic charm and modern living. Dating back to the 17th century, the home retains many original characterful details—while offering all the comforts of contemporary life. The property offers total peace and privacy. Outside, the house is surrounded by beautifully maintained gardens and enjoys breath taking views over rolling countryside. The peaceful rural setting ensures quiet, while the nearby village provides essential amenities and a warm Breton community atmosphere.

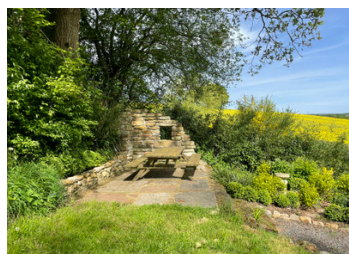


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 231 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property has a long, gravel drive which is accessed via a quiet country lane. As with many country homes, the kitchen is the heart of the home and this is definitely the case with this property. A large bright room with a large cooker range, a Rayburn, wood fired stove and fitted cupboards. There is room for a dining table and seating area. Wooden and stone floors. Stairs lead to the first floor where there is a wide landing, two bedrooms and a large shower room.

Stone steps from the kitchen lead down to the lounge which has vaulted ceiling, a huge fireplace with wood burner and other original features. Off this room is a family bathroom with bath, sink and WC. An ancient stone staircase leads to the third bedroom which also has a mezanine floor which could be used as an overflow bedroom or dressing room.

Outside there is a huge workshop behind the house and a stone building which with the appropriate permissions could be made into a gites but the current owners use it for storage. There is also a large open hanger and enclosed wood store.

One of the striking things about this property are the gardens and the views! It is the perfect place for any nature lovers, you can walk for miles straight from your front door.

The heating system is from the wood fired Rayburn and the wood burner. ...