

**UNDER OFFER .. Charming Stone Longère with Two/Three Bedrooms and 7,099m of Land - Hamlet Location**

**EXCLUSIVE**



## INFORMATION

Town:	Ploumagoar
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	6099 m2

## IN BRIEF

Full of character and potential, this gorgeous stone longère is set in a peaceful hamlet and offers the possibility to further expand the living space. With accommodation currently arranged over one level, there is further scope to either convert the attic, or to develop the outbuilding to the rear.

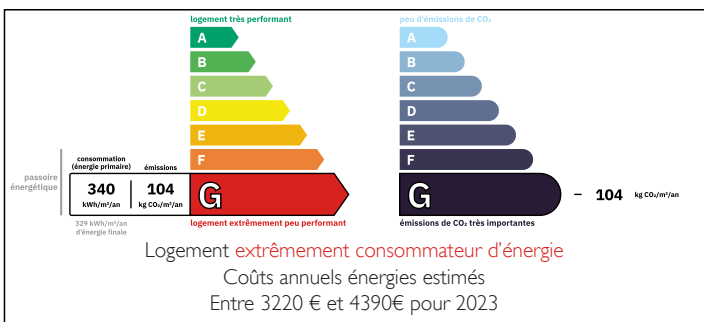
Inside, the rooms are bright and welcoming, all with double-glazed windows. The layout includes an entrance hall, a lounge, a dining room (or third bedroom), a fully fitted kitchen with pantry, two double bedrooms, and a bathroom.

Attached to the house is a large workshop and a woodshed.

Outside, the land is mainly located to the rear and has mature trees, while a pretty grassed courtyard sits to the front of the house - perfect for enjoying the peaceful surroundings! There is also a bread oven to the rear of the...



## 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.



## DESCRIPTION

The property is ideally situated just 10 minutes from the beautiful medieval town of Guingamp, with its shops, restaurants, and high-speed rail connections. The stunning Breton coastline and its beaches are only a 20-minute drive away.

## DETAILS

### MAIN HOUSE

- Entrance (1.50m x 2.93m) with tiled floor and radiator
- Lounge (4.17m x 2.94m) with carpeted floor, exposed stone wall, radiator and door and window to the front
- Dining room / Bedroom 3 (2.91m x 2.76m) with wooden flooring, radiator and window overlooking the garden
- Kitchen (4.46m x 3.90m) with tiled floor, fitted cupboards, appliances (fridge, cooker, washing machine, dishwasher) radiator and window overlooking the garden. Small walk-in pantry.
- Bathroom with tiled floor, radiator, bath with shower, washbasin, WC and bidet.

### OUTSIDE

- Outbuilding attached to the house (7.28m x 4.67m) which houses the boiler and fuel tank
- Bread oven to renovate
- Outbuilding to the rear of the house, with water supply
- Woodshed
- Land

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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 foncière: 805 EUR

Taxe habitation: EUR

## NOTES