

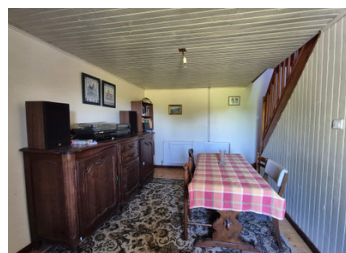
Charming 2-Bedroom Stone Longère in Plourac'h – With Barn & Garden

EXCLUSIVE



INFORMATION

Town:	Plourac'h
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	2000 m2



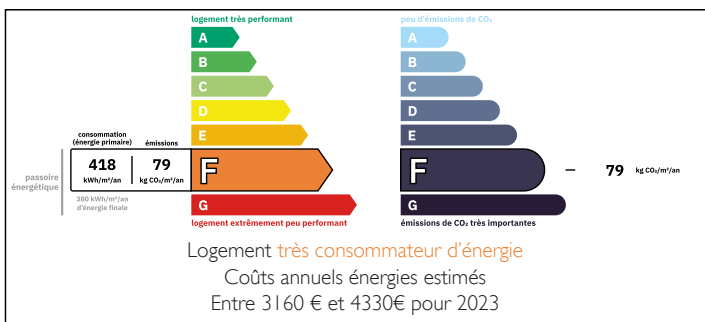
IN BRIEF

Cosy Breton Longère with Potential for 3rd Bedroom, Large Barn & Lovely Garden.

Set at the end of a quiet hamlet, stunning views all around.

Nestled in the rolling hills of central Brittany, Plourac'h is a picturesque rural village known for its tranquil atmosphere, scenic walking trails, and authentic Breton charm. Just a short drive away lies Carnoët, home to the extraordinary Vallée des Saints – a must-visit cultural site featuring a growing collection of over 100 monumental granite statues celebrating the legends of Brittany's Celtic saints. This stunning open-air sculpture park offers panoramic views of the surrounding countryside and draws visitors from across the region. Whether you're exploring local markets, hiking through lush greenery, or immersing yourself in Breton heritage, Plourac'h and Carnoët offer the perfect mix of serenity and discovery.

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 habitation: EUR

DESCRIPTION

Tucked away in a peaceful, quaint hamlet in the heart of the Breton countryside, this delightful 2-bedroom stone longère offers the perfect blend of rustic charm and modern comfort. Brimming with character, the home is cosy and inviting, with exposed stone walls, wooden beams, and plenty of natural light.

There's potential to create a third bedroom, making it ideal for growing families, visiting guests, or those seeking a home office or creative space.

On the ground floor -

Entrance hall, kitchen, dining room, shower room and lounge.

Upstairs - Two bedrooms, a third in the attic ready to be converted into a third bedroom.

Outside, the property truly shines – the large attached barn provides fantastic storage or workshop space, while the generous garden is a haven for nature lovers, hobby gardeners, or anyone looking to enjoy the tranquillity of rural life.

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

NOTES