

**UNDER OFFER!** Charming partly-renovated 2-bed farmhouse with cowshed, orchard & gardens in peaceful Plougras

**EXCLUSIVE**



## INFORMATION

Town:	Plougras
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	68 m <sup>2</sup>
Plot Size:	2042 m <sup>2</sup>

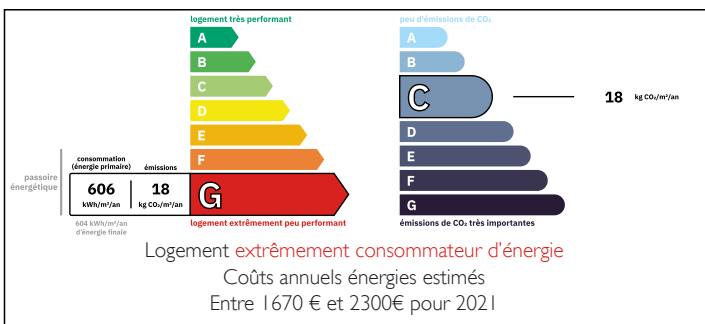
## IN BRIEF

Full of character, this part-renovated 2-bed farmhouse is set in beautiful gardens with a mature orchard, located in between Plougras and Guerlesquin.

This pretty rural property includes a separate cowshed and pigsty, offering great potential for conversion into a gîte, workshop, or studio. Peaceful countryside setting yet just minutes from Guerlesquin, with easy access to shops, schools, and other local amenities. A unique opportunity to create your ideal home or holiday retreat in Brittany.

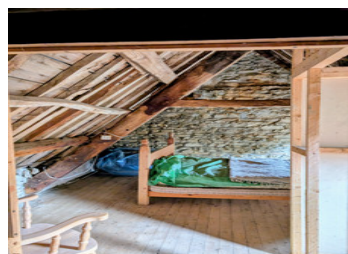


## ENERGY - DPE



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

Beautiful Part-Renovated Farmhouse with Gardens, Orchard & Outbuildings Near Guerlesquin, Brittany

Located just a 3 minute drive from the picturesque and historic town of Guerlesquin, this delightful part-renovated farmhouse offers a rare opportunity to create your dream rural retreat in the heart of Brittany. Nestled among lush gardens and a mature orchard, the property blends traditional Breton charm with huge potential for further development.

### About Guerlesquin

Guerlesquin is a vibrant small town in the Finistère department of Brittany, known for its rich heritage, welcoming community, and weekly local markets. With its charming town square, granite architecture, and well-preserved 17th-century Presidial (a former courthouse), Guerlesquin has a truly authentic Breton feel. The town provides all essential amenities, including shops, cafes, bakeries, schools, a pharmacy, and medical services. There are also local festivals and cultural events that celebrate the area's traditions and community spirit. For nature lovers and outdoor enthusiasts, the surrounding countryside offers forests, hiking trails, and rivers, all within easy reach.

### The Property

Set on a peaceful plot surrounded by greenery, this characterful 2-bedroom farmhouse is bursting with potential and is ideal for anyone looking to enjoy a tranquil lifestyle while still being close to town conveniences.

### Interior

The heart of the home is a spacious open-plan living room and kitchen, measuring approximately 8.4m x 4.8m. This generous space is bright and airy, with wooden windows and doors opening directly onto the beautiful gardens, creating a perfect flow between indoor and outdoor living. Whether you want to relax with a book,...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES