

These two houses are for sale on a lovely plot of land with outbuildings. Village location!



INFORMATION

Town:	Maël-Pestivien
Department:	Côtes-d'Armor
Bed:	7
Bath:	3
Floor:	237 m ²
Plot Size:	2190 m ²

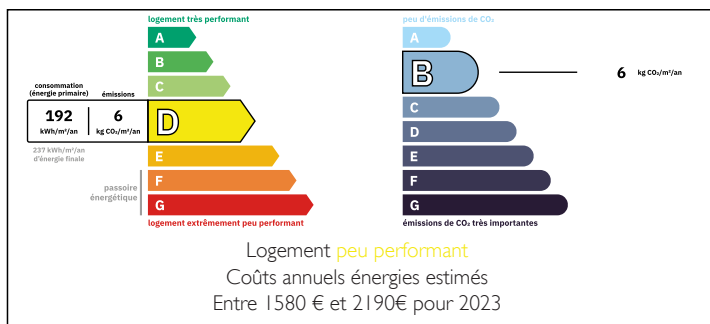


IN BRIEF

Charming property ensemble comprising two independent house, revently renovated. A three bed and a 4 bed!!

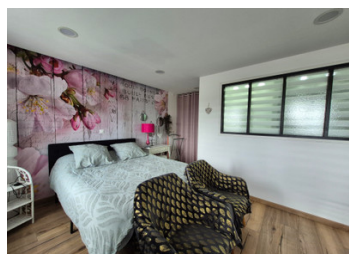
Various outbuildings, and a large 2,200 m² garden. Ideal for a family project, rental investment, or a second home, offering space, comfort, and authentic countryside living.

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

Set on a generous 2,200 m² plot, this charming property includes two independent houses along with various outbuildings.

The first house, offering 105 m² of living space, has been fully renovated with great attention to detail and features modern, comfortable amenities. On the ground floor, you'll find a bright and spacious 47 m² living area with a pellet stove and an open-plan kitchen — perfect for entertaining. A utility room with WC completes this level.

Upstairs, two bedrooms each benefit from their own en-suite shower rooms and WCs. A third bedroom is located in the converted attic, also with its own shower room and WC. The house includes a cellar, an adjoining garage, and is sold fully furnished.

LOCAL TAXES

Taxe habitation: EUR

The second house, with 132 m² of living space, offers a practical layout: a welcoming entrance leads to a fully equipped kitchen, a bathroom, separate WC, a cozy living room with fireplace, and a dining area opening onto the garden.

On the first floor, two bedrooms and a small washroom provide a comfortable night space. The top floor offers two additional attic bedrooms. This house also includes a cellar.

NOTES

Several outbuildings complete the property, including three garages, a workshop, and a chicken coop.

A perfect opportunity for a large family, a gîte or holiday rental project, or simply to enjoy the peace and charm of the village location..

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