

2 Houses, 6 Bedrooms + Outbuildings Galore! Huge Gîte & Business Potential Near Guingamp set on 1 hectare

EXCLUSIVE



## INFORMATION

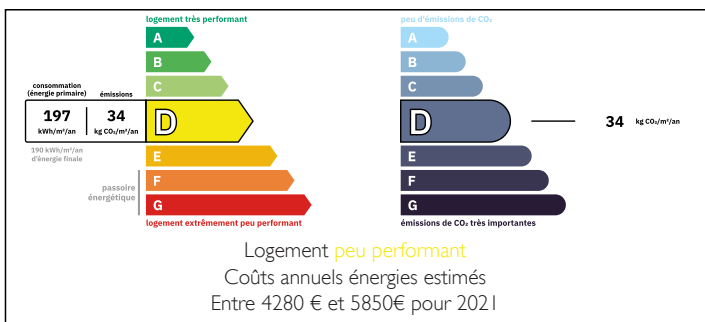
Town:	Pont-Melvez
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	220 m2
Plot Size:	9820 m2

## IN BRIEF

Just 10 minutes from Guingamp, this charming stone property set in a peaceful hamlet includes 2 houses, 6 bedrooms, numerous outbuildings, gated courtyard, and land ideal for horses or tourism. Rare potential not to be missed!



## 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

Tucked away in a quiet hamlet just 10 minutes from Guingamp, this beautiful stone property offers charm, space, and huge potential — ideal for a family home, gîte complex, or a business venture.

A gated entrance opens onto a spacious tarmacked driveway and courtyard, giving immediate access and a warm welcome.

The main house is full of character and includes on the ground floor: an entrance hall, a bright living room, a cozy kitchen, utility room, shower room, and WC. On the first floor, a landing leads to four bedrooms, a dressing room, a shower room with WC, and a separate WC. The top floor offers two additional bedrooms, one of which benefits from its own en-suite shower room and WC.

The second house, currently set up as a games room with an upper floor of around 25 m<sup>2</sup> and a shower room to finish, is just waiting to be transformed into a charming independent gîte or guest accommodation.

Outside, the property boasts an impressive range of outbuildings, including:

A large stone building divided into several sections, one of which appears to be a former horse coach house, rich in charm and history

Two further stone barns of approx. 62 m<sup>2</sup> and 55 m<sup>2</sup> A 45 m<sup>2</sup> workshop

The property sits on approximately 9000 m<sup>2</sup> of land, offering space for animals — including horses — or for developing a tourism, artisan, or professional project.

With 2 houses, 6 bedrooms, extensive outbuildings, and endless potential, this rare gem combines rural tranquillity with exciting...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES