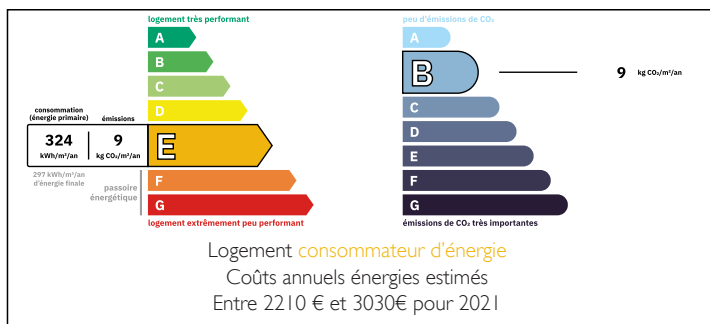


Rustic Charm: Cottage + Gîte, Barn & Land – The Ideal Hideaway with Peace, Privacy & Potential!

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Pleugriffet
Department:	Morbihan
Bed:	4
Bath:	4
Floor:	193.65 m2
Plot Size:	5798 m2

IN BRIEF

Discover the charm of this beautiful countryside cottage, full of character and potential. The main house offers cozy and comfortable living, perfect for those seeking peace and privacy. In addition to the main residence, the property includes:

A separate gîte – ideal for guests, rental income, or multi-generational living

A huge barn – offering endless possibilities for storage, workshops, or conversion

Multiple outbuildings – perfect for hobbies, gardening tools, or additional workspace

Whether you're looking for a quiet hideaway, a home with income potential, or a base for enjoying scenic country walks, this property offers it all. Surrounded by nature and steeped in rural charm, it's a perfect retreat for those dreaming of a slower

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

NOTES

DESCRIPTION

This property sits on 5,798 sqm of land, offering a sense of privacy amid beautiful surroundings. There is an opportunity to purchase the house with several items that the seller is happy to include.

The main house welcomes you into a cozy lounge featuring a charming wood burner and plenty of character. From here, you step into a bright, inviting kitchen with patio doors that open onto the garden. On this side of the property, you'll also find a bedroom and a bathroom - plus stunning views.

The first floor includes a second bedroom, a bathroom, and even a kitchenette—perfect for flexible living arrangements.

The top level boasts a very large open space, complete with another bedroom, a bathroom, and a comfortable area to relax.

There is also a separate gîte positioned opposite the house, allowing for privacy for both.

A huge barn with double doors offers great potential as a workshop or for other uses.

A charming secret garden with a rich history adds to the property's appeal.

Additionally, there are three external barns that could be converted into a future project.

The garden offers plenty of shaded areas for the summer months, along with lovely views.

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