

**TWO stone houses , 2 bed and 3 bed set on 6,500m with stream, paddock and parking. Income potential..**

**EXCLUSIVE**



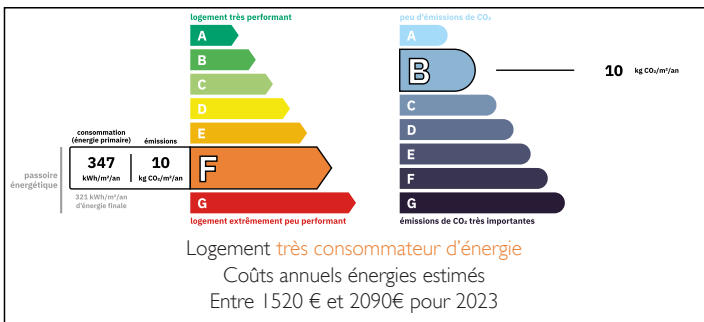
## INFORMATION

Town:	Bourbriac
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	210 m <sup>2</sup>
Plot Size:	6580 m <sup>2</sup>

## IN BRIEF

Two stunning stone houses with income potential. The first house has 2 bedrooms and the second has 3 bedrooms, it was previously rented out as a gite with great success. Both properties benefit from recent works and are in great condition. The houses are set on a lovely plot of lands of 6500m<sup>2</sup>, a perfect smallholding! A wonderful feature is the stream flowing through the property.

## 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 an expansive 6,500m<sup>2</sup> plot, this unique property comprises two beautifully proportioned houses, both benefiting from tasteful renovation work and offering flexibility for multi-generational living or income potential.

The first house features a ground floor with a kitchen, utility room, WC, and a lounge with a woodburner, creating a cozy and inviting space. Upstairs, there are two bedrooms and a family bathroom.

The second house offers a lounge with a woodburner, a dining room or bar area, and a kitchen with a pantry on the ground floor. Upstairs, there are three bedrooms, including one with an ensuite shower room, plus a separate shower room.

Outside there is a stream flowing through the garden, a lovely paddock, a private gated entrance, and a charming stone ruin, offering both character and potential.

This estate presents a rare opportunity to create a family compound, develop rental income, or simply enjoy a peaceful rural lifestyle.

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES