

## Charming 2-3 Bedroom Stone Longère in Plourac'h With Barn & Garden



## INFORMATION

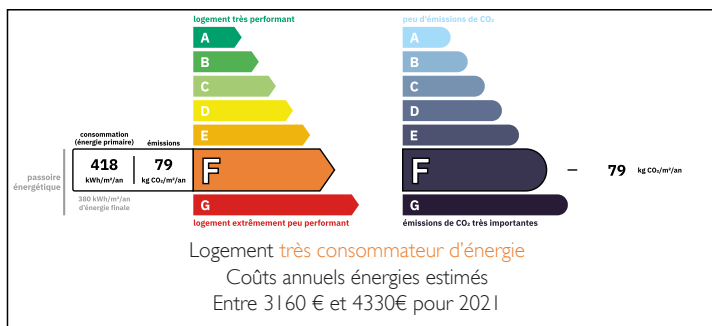
Town:	Plourac'h
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	2000 m2

## IN BRIEF

Cosy Breton Longère with Kitchen, Dining room, Lounge and shower room. Two bedrooms upstairs with WC and attic space with potential for 3rd Bedroom, Large Barn & Lovely Garden of 2000m<sup>2</sup> of land.

Set at the end of a quiet hamlet, stunning views all around. The property benefits from central heating.

## 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

The House

On the ground floor -

Entrance hall

Kitchen,

Dining room

Shower room

Lounge with access to the possible third bedroom

Upstairs

Two double bedrooms

WC

Outside, the property truly shines – the large attached barn provides fantastic storage or workshop space, while the generous garden is a haven for nature lovers, hobby gardeners, or anyone looking to enjoy the tranquillity of rural life.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Nestled in the rolling hills of central Brittany, Plourac'h is a picturesque rural village known for its tranquil atmosphere, scenic walking trails, and authentic Breton charm. Just a short drive away lies Carnoët, home to the extraordinary Vallée des Saints – a must-visit cultural site featuring a growing collection of over 100 monumental granite statues celebrating the legends of Brittany's Celtic saints. This stunning open-air sculpture park offers panoramic views of the surrounding countryside and draws visitors from across the region. Whether you're exploring local markets, hiking through lush greenery, or immersing yourself in Breton heritage, Plourac'h and Carnoët offer the perfect mix of serenity and discovery.

Tucked away in a peaceful, quaint hamlet in the heart of the Breton countryside, this delightful 2-bedroom stone longère offers the perfect blend of rustic charm and modern comfort. Brimming with character, the home is cosy and inviting, with exposed stone walls, wooden beams, and plenty of natural light.

There's potential to create a third bedroom, making