

## Charming 2-Bedroom Country Project with Barns and Over 4000m of Land – Near Glomel

EXCLUSIVE



## INFORMATION

Town:	Glomel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	70 m2
Plot Size:	4255 m2

## IN BRIEF

A wonderful renovation opportunity just outside the picturesque village of Glomel. This traditional stone property offers two bedrooms, a spacious attached barn, and over 4000m<sup>2</sup> of land with an additional large outbuilding to the rear. A perfect countryside retreat or project in the heart of Brittany.

## ENERGY - DPE

DPE not required.

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

Situated in a peaceful hamlet just outside the village of Glomel, this 2-bedroom stone house is full of potential and character. Set on a generous plot of over 4000m<sup>2</sup>, it offers a fantastic opportunity for those looking for a renovation project or a tranquil holiday home in Brittany.

The main house currently comprises:

Entrance into the living area

Bedroom 1

Kitchen

Bedroom 2

Bathroom with bath, shower, sink and WC

Attached to the property is a stone barn, ideal for storage or conversion (subject to permissions), offering the possibility of extending the living space or creating a separate gîte.

To the rear of the house, you'll find a large second barn, as well as a spacious garden and field, perfect for those wanting to keep animals, grow vegetables, or simply enjoy the peace of the countryside.

The property is located just a few minutes from Glomel, a friendly Breton village with essential amenities including a bakery, bar, small shop, and school. The village also borders the Nantes-Brest Canal and boasts the beautiful Étang du Korong, a large lake ideal for swimming, fishing, and walking.

For larger shopping needs, the vibrant market town of Carhaix-Plouguer is about 10 minutes away, offering supermarkets, restaurants, and a train station. The coastlines of both the north and south of Brittany can be reached in under an hour, making this an ideal central location for exploring the region.

With its peaceful setting, generous land, and traditional stone outbuildings, this property represents a wonderful opportunity to create your dream...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES