

Elegant manor, stone features throughout, 1.07 ha, extensive outbuildings, near Carhaix



INFORMATION

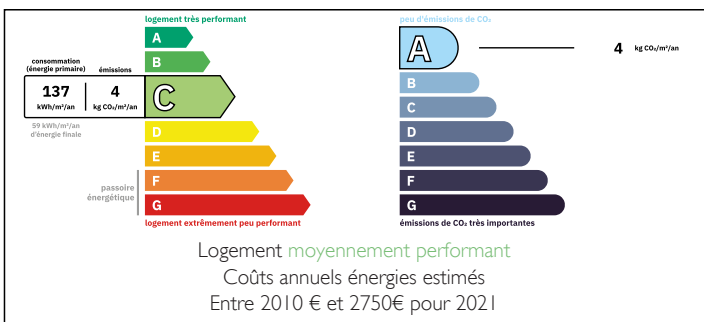
Town:	Plévin
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	192 m ²
Plot Size:	10756 m ²

IN BRIEF

Located in Plévin, just minutes from Carhaix, this stone manor stands out for its elegant character, its brightness and its ideal south-facing orientation. The impressive 64 m² living/dining room with monumental fireplace and wood-burning stove creates a warm and refined atmosphere. The ground floor also includes a fitted kitchen, two offices, a bedroom, bathroom, shower room, WC and an entrance hall used as a laundry area. Upstairs, a landing leads to three bedrooms and a WC. The insulated attic space offers further potential. The 1.07 ha property includes several paddocks and extensive outbuildings: insulated garage/workshop, lean-to, former horse stable, large hangar and hay store. Recent heat pump and optional furnished sale.



ENERGY - DPE



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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 Plévin, in a peaceful rural setting, this property embodies the timeless charm of traditional Breton stone manor houses. Facing south, it enjoys exceptional natural light thanks to its numerous openings, a quality rarely found in period stone buildings.

From the moment you enter, the elegance of the house is apparent. The ground floor is centred around a remarkable 64 m² living and dining room, the true heart of the property. The monumental fireplace, paired with a wood-burning stove, gives the room a strong presence and unmistakable character. This generous space opens onto a 13 m² office, ideal for professional or creative use, as well as an independent 11 m² office. A fitted kitchen, a bedroom, a bathroom, a shower room, a WC and an entrance hall used as a laundry area complete this level, allowing for comfortable single-level living.

The first floor, accessed via a bright landing, offers three spacious bedrooms. The first, 20 m², features its own monumental fireplace, a striking reminder of the manor's origins. The two additional bedrooms, 17 m² and 16 m², also offer generous proportions. A WC is located on the landing for convenience. Above, the insulated attic space provides approximately 16 m² of floor area, offering valuable potential for conversion to suit individual needs.

Outdoors, the property expands its appeal. The 1.07-hectare grounds, divided into paddocks, create an ideal setting for horses or any project requiring space. The collection of outbuildings is extensive and practical: a 98 m² insulated...

LOCAL TAXES

Taxe habitation: EUR

NOTES