

Detached large stone farmhouse. 4 bedrooms, Garage and land.

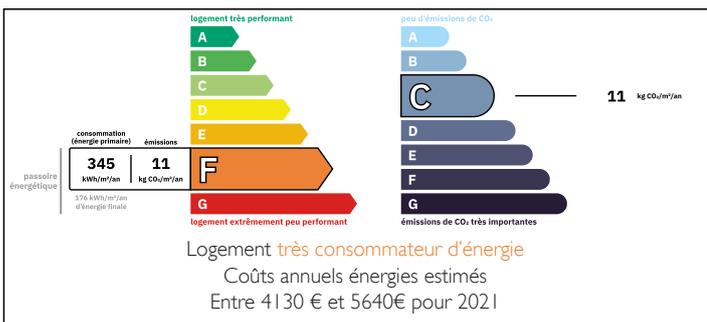


## INFORMATION

Town:	La Prénessaye
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	1956 m <sup>2</sup>



## ENERGY - DPE



## IN BRIEF

Detached Renovated Stone Property with Rental Potential

This attractive detached stone property, fully renovated, offers excellent potential for rental income. It is located in a small, peaceful hamlet just ten minutes from Loudéac and Plémet, enjoying a countryside setting while remaining close to local amenities.

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 property opens into a tiled entrance hall with a separate WC. To the left is a very spacious lounge and dining area featuring an inglenook fireplace with wood burner. This area also includes a utility space and an additional WC with washbasin.

The recently insulated and renovated kitchen is fully equipped and benefits from a vaulted, beamed ceiling, with direct access to the enclosed rear courtyard.

To the right of the property is a ground-floor bedroom with dressing area and a beautiful granite fireplace. This part of the house was previously a separate gîte and could easily be reinstated to generate additional income if required. It also has direct access to the garden.

The first floor comprises two bright bedrooms with wooden flooring, along with a family bathroom fitted with a shower, WC, and washbasin.

A second staircase from the lounge leads to an impressive master suite of over 60 m<sup>2</sup>. This stunning open-plan space features exposed beams, a large bathroom with bath, WC, and washbasin, and a generous landing area ideal for use as a home office.

Exterior

To the rear of the property is an enclosed courtyard, ideal for outdoor dining and entertaining. To the side of the house, there is ample parking space for approximately four to five vehicles.

The property also benefits from a garage and a stone outbuilding, perfect for storage, garden tools, or workshop use.

Directly opposite the house, just across the lane and not attached, is a separate plot of over 1,000 m<sup>2</sup> of...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES