

## 18th-Century Stone 2 bedroom Property with Independent 2 bed Gîte, Character Features and Proven Rental Income



## INFORMATION

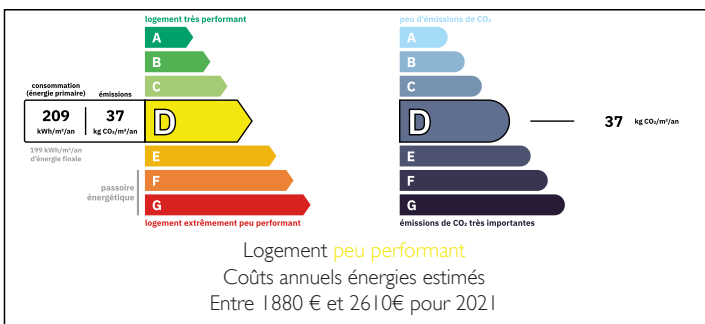
|             |               |
|-------------|---------------|
| Town:       | Locarn        |
| Department: | Côtes-d'Armor |
| Bed:        | 4             |
| Bath:       | 2             |
| Floor:      | 140 m2        |
| Plot Size:  | 3508 m2       |



## IN BRIEF

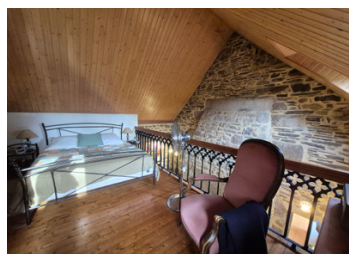
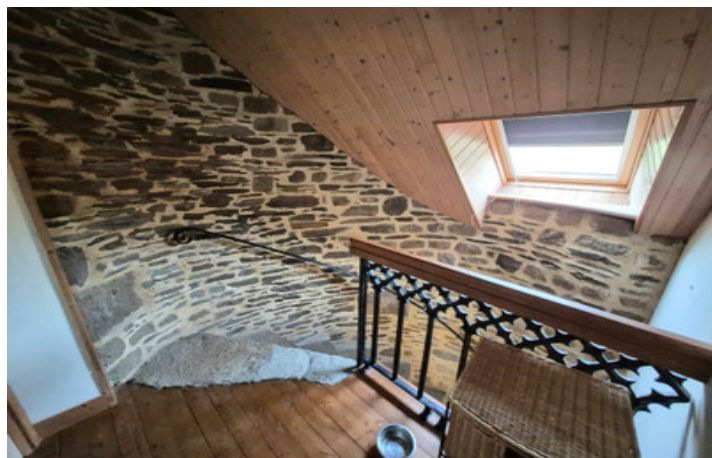
This charming 18th-century stone property offers a rare combination of authentic character, independent accommodation, and proven rental potential. Set in a peaceful rural environment in Brittany, the property includes two separate stone houses: a main house full of character with a stone spiral staircase, and a self-contained gîte ideal for holiday rentals or extra income. The property features a south-facing garden, stone fireplaces, and generous outdoor space, making it perfect for a family home, multi-generational living, or a lifestyle investment.

## 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 in the heart of Brittany, this stone-built property captures the charm of traditional Breton architecture while offering modern comfort and excellent rental potential. Both houses are independent, each with their own private entrance, and are surrounded by 3,508 m<sup>2</sup> of land with open views over the countryside.

### Main House

The main house retains many authentic features, including exposed stone walls and a stunning stone spiral staircase.

### Ground floor:

Fitted kitchen with dining area

Bathroom with WC

Spacious living room with stone fireplace and wood-burning stove, spiral stone staircase and authentic stone cooler

### First floor:

Two bedrooms, including a mezzanine bedroom overlooking the living area

WC with washbasin

Heating is provided by gas underfloor central heating with supplemental wood-burning stove.

### Exterior:

Private driveway

Large south-facing terrace

Private garden with mature trees and shrubs

Well

Wooden cabin ideal as a summer house or studio

### Independent Gîte

The self-contained gîte is ideal for guests or rental income.

### Ground floor:

Open-plan living space with kitchen, dining area, and lounge

Stone fireplace with wood-burning stove

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES