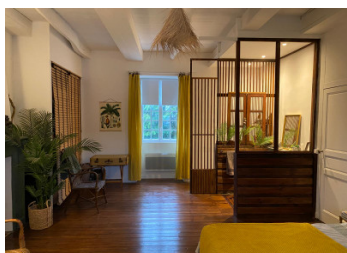


## Charming Fully Renovated 18th-Century Character Home with Garden & Convertible Attic – Central Brittany Glomel



## INFORMATION

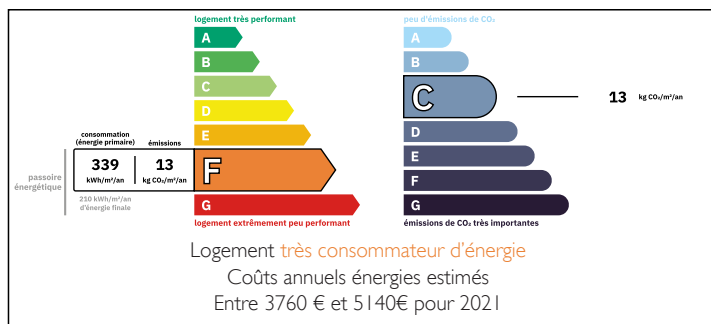
Town:	Glomel
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	140 m <sup>2</sup>
Plot Size:	380 m <sup>2</sup>



## IN BRIEF

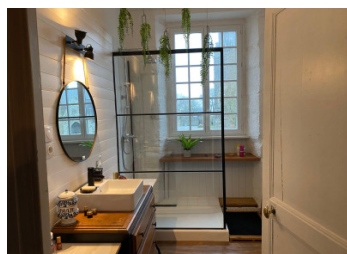
Beautifully restored 18th-century 2 bedroom home offering approx. 140 m<sup>2</sup> of living space, full of light thanks to its dual East/West exposure. Set within a charming flowered garden of around 280 m<sup>2</sup> with a pond, well, workshop and outbuildings, this unique property combines authentic character with modern comfort. Quiet village setting with everyday amenities nearby, and within easy reach of Rostrenen, Carhaix and the Brittany coast.

## 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

This delightful period home dates back to the 18th century and has been carefully renovated throughout, blending historic charm with contemporary comfort. It offers around 140 m<sup>2</sup> of living space with double glazing, updated plumbing, and fully compliant electrical installations. Heating is provided by a mix of wood and electric systems, and fibre internet is already installed.

The house enjoys a pleasant East/West orientation, allowing natural light to flow through the interior all day long. Its unusual layout and generous room sizes give it a distinctive personality that will appeal to buyers looking for something truly different.

Ground floor features a welcoming living room, a kitchen, cloakroom area, and staircase access.

On the first floor, you will find two spacious bedrooms. One includes its own WC, while the second is cleverly divided by a glass partition, creating a bedroom space plus an office or workshop area with washbasin and toilet. A large shower room with sink completes this level.

The second floor offers a vast attic of about 70 m<sup>2</sup> with a solid framework, presenting excellent potential for conversion into additional living space.

Outside, the charming landscaped garden of approximately 280 m<sup>2</sup> includes a small ornamental pond, a traditional well at the rear, a 12 m<sup>2</sup> workshop with adjoining wooden shed, and an old cadastral shelter of about 15 m<sup>2</sup>.

The setting is peaceful, with easy parking nearby and access to an electric vehicle charging point if needed.

The village provides convenient everyday services including a pharmacy, grocery shop, bakery depot,...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES