

Modern and spacious 5/6 bedroom house with 130m² studio/workshop and a barn, set on 2,320m² of land.



INFORMATION

Town:	Plounevez-Moëdec
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	146 m ²
Plot Size:	2320 m ²



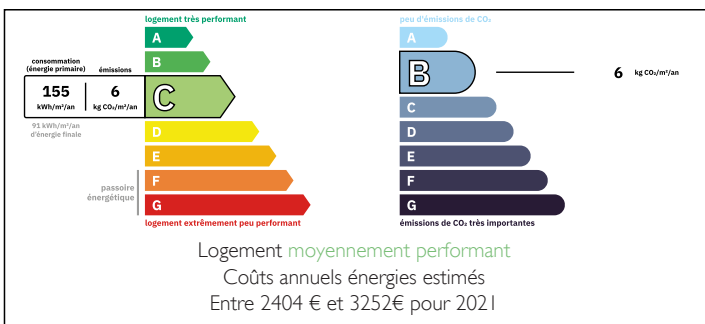
IN BRIEF

5 or 6 bedrooms, conservatory, studio, mechanics workshop, barn and Pond!

Charming, light-filled and very spacious modern home, ideally positioned at the entrance of a village in a private setting. Conveniently located close to the Rennes–Brest axis, between Morlaix, Guingamp and Lannion.

The train station is just 15 minutes away (Paris in approximately 3 hours), the airport is 45 minutes away, and the beautiful Breton coastline can be reached in just 20 minutes.

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 attractive and well-maintained property offers generous living space and excellent natural light throughout.

Ground Floor:

Fitted kitchen

Bright and spacious living/dining room

1 Bedroom

2nd Bedroom or office

Magnificent veranda providing additional year-round living space

Shower room

Separate WC

First Floor:

4 bedrooms

Family bathroom

Separate WC

PVC double-glazed windows throughout.

The house benefits from tiled surroundings, enhancing both its practicality and neat presentation.

Outbuildings

130m² Converted Annexe

Fully fitted with a kitchen and workshop area including a mechanical pit — ideal for car enthusiasts or mechanics.

Perfect for a professional activity, hobby space, guest accommodation or multi-generational living.

110m² Barn

Large additional storage space with excellent potential for further use (subject to necessary permissions).

Exterior

Set on a generous 2,320m² plot, the property offers privacy and ample outdoor space.

There is also a charming 1-metre-deep pond, adding character and tranquillity to the garden setting.

A versatile and appealing property offering modern

LOCAL TAXES

Taxe habitation:

EUR

NOTES