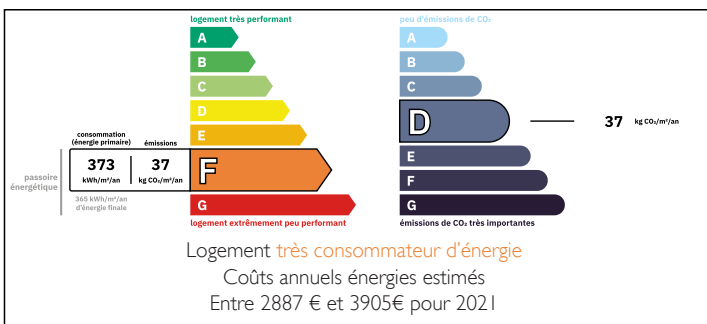


Traditional 4-Bedroom Country Property with Outbuildings and 16,000m of Land, near Loudéac



ENERGY - DPE



INFORMATION

Town:	Loudéac
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	127 m ²
Plot Size:	16232 m ²

IN BRIEF

Situated in a countryside setting, yet within easy reach of the large town of Loudéac, this property offers the perfect balance between rural tranquility and convenience. The main house and its outbuildings are arranged around a central gated courtyard and sit on a generous plot of 16,232 m², making it ideal for those seeking a rural retreat or a property with potential.

On the ground floor of the main house are a kitchen, a spacious lounge/dining room, a second lounge with open fireplace, bedroom, bathroom and WC. The first floor comprises three bedrooms, a bathroom, and a further WC. Externally are an outbuilding, workshop, former stable and a building to renovate. There are also two hangars.

The property benefits from oil-fired central heating and an open fireplace in the smaller lounge.

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

Main House - Ground Floor

- Entrance hallway.
- Kitchen (3.83 m x 3.36 m) with built-in cupboards, tiled floor, large window and radiator.
- Lounge / dining room with tiled and wooden flooring, stable-door entrance, two radiators and two windows
- Second lounge (3.82 m x 2.64 m) with a window overlooking the garden, open fireplace, radiator and built-in cupboard.
- Bedroom 1 (5.27 m x 3.77 m) with wooden flooring, two windows and two radiators.
- Bathroom (4.97 m x 1.36 m) with walk-in shower, bidet, washbasin, tiled floor, radiator and two windows.
- Separate WC.

Main House - First Floor

- Landing with wooden flooring, storage and radiator.
- Bedroom 2 (3.15 m x 3.18 m) with built-in wardrobe, wooden flooring, radiator and window.
- Bedroom 3 (3.18 m x 3.05 m) with wooden flooring, radiator and window.
- Bedroom 4 (3.19 m x 3.04 m) with wooden flooring, radiator and window.
- Bathroom with bath (shower over), washbasin, bidet, lino flooring and radiator.
- Separate WC.

Outbuildings

- Building (4.63 m x 2.65 m) with concrete floor and housing the boiler, leading to a cave (3.35 m x 5.82 m).
- Former stable (3.75 m x 2.65 m) housing the oil tank.
- Stone outbuilding to renovate (approximately 21 m²).
- Two hangars, offering additional storage or workshop space.

Well.

LOCAL TAXES

Taxe foncière: **1418 EUR**

Taxe habitation: **EUR**

NOTES