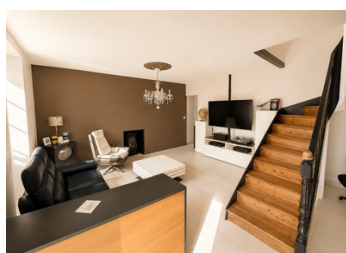


Beautiful, renovated Estate with 12 Hectares, 3 stunning houses, numerous barns & DPE A - Income potential



INFORMATION

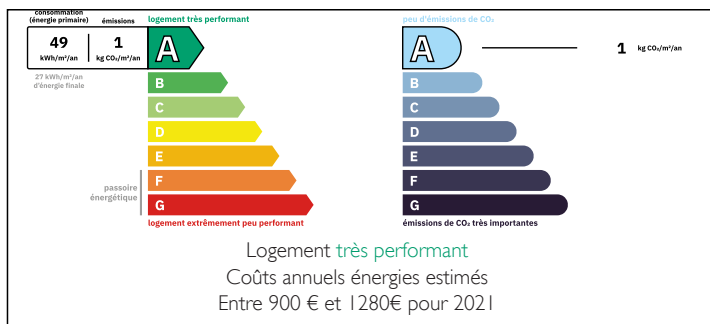
Town:	Brasparts
Department:	Finistère
Bed:	9
Bath:	5
Floor:	284 m2
Plot Size:	160000 m2



IN BRIEF

A rare 16-hectare estate in the heart of the Monts d'Arrée, set at the end of a private road with no immediate neighbours and direct access to walking trails. The property comprises a beautifully renovated 149m² main house (DPE A), two furnished gîtes of approximately 90m² and 44m², extensive agricultural buildings including a 762m² barn, and several additional stone buildings. Previously generating €2,200 per month from student rentals, the property offers exciting potential for an agricultural, livestock or equestrian project. A further 4 hectares adjoining the property may also be available to purchase or rent. All properties are fully renovated. Perfect income potential.

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

Tucked away at the end of a private road in the spectacular Monts d'Arrée, this exceptional rural estate offers privacy, space and remarkable potential in one of Brittany's most distinctive natural landscapes.

With approximately 16 hectares of land, three renovated residences, extensive agricultural buildings and several traditional stone properties, the estate has the atmosphere of its own private hamlet. There are no immediate neighbours or overlooking properties, while walking paths and trails lead directly from the estate into the surrounding countryside.

A further 4 hectares of adjoining land may also be available to purchase or rent, subject to the arrangements of the sale.

The Main House – approx. 149m² – DPE A

The main residence extends to approximately 149m² of habitable space and has undergone a recent, high-quality renovation, carefully planned with the involvement of an interior architect.

The design is deliberately clean, elegant and understated, allowing the volumes, natural light and materials to take centre stage. Particular attention has been paid to functionality, comfort and the quality of the finishes, successfully combining the character of the original building with contemporary living.

Ground floor:

The heart of the house is the generous 37m² living and dining room, providing an inviting space for everyday living and entertaining.

Alongside is a 17m² fitted kitchen, complemented by a practical 9.5m² utility room.

NOTES