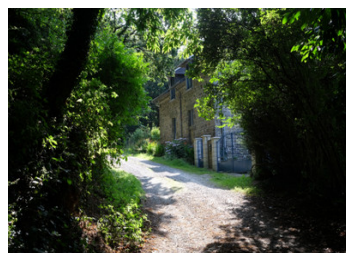


Dam keepers house - Charming, Secluded 3 bed Family Home in the Leguer Valley



INFORMATION

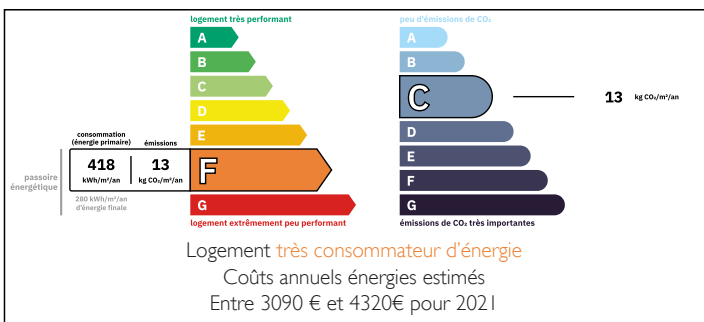
Town:	Plounevez-Moëdec
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	130 m ²
Plot Size:	1984 m ²



IN BRIEF

A unique, secluded hideaway set in a picturesque woodland valley, this large family home offers tranquil living with stunning views over the River Leguer. Featuring 3 double bedrooms, 1 single bedroom, spacious living areas with wood burners, and a charming kitchen/diner, it's ideal for a permanent residence or a serene holiday retreat.

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

The property

Nestled in an elevated position above the River Leguer, this charming family home offers the perfect blend of seclusion and accessibility. Set in a beautiful wooded valley, it provides a peaceful retreat while still being just 5 minutes from the N12 and a short drive from the vibrant village of Belle-Isle-en-Terre. The surrounding area, renowned for its natural beauty, is perfect for outdoor enthusiasts, with opportunities for walking, cycling, canoeing, and fishing right at your doorstep.

The house itself offers spacious living, including 3 double bedrooms and a single bedroom, 2 shower rooms (one upstairs and one downstairs), a large triple-aspect living room with a wood burner, and a kitchen/diner also featuring a wood burner. The property also includes two large cellars, ideal for storage or housing utilities. The garden wraps around the house, and a terraced wooded area leads down to the river, offering a serene setting for outdoor relaxation.

This home is an ideal choice for anyone seeking a permanent residence or a peaceful holiday home, with the added benefit of being just 20 minutes from the stunning Pink Granite Coast and its sandy beaches. The surrounding towns of Guingamp, Lannion, and Morlaix offer essential services, and the property provides easy access to ports and airports via the N12.

This unique home is a rare find and must be seen to be fully appreciated.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe habitation: EUR

NOTES