

Ref: A38930JRD22

Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

2 Houses, 6 Bedrooms + Outbuildings Galore! Huge Gîte & Business Potential Near Guingamp set on I hectare



INFORMATION

Town: Pont-Melvez

Department: Côtes-d'Armor

Bed: 6

Bath: 3

Floor: 220 m2 Plot Size: 9820 m2





IN BRIEF

Just 10 minutes from Guingamp, this charming stone property set in a peaceful hamlet includes 2 houses, 6 bedrooms, numerous outbuildings, gated courtyard, and land ideal for horses or tourism. Rare potential not to be missed!

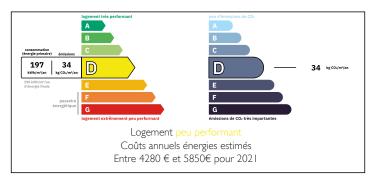








ENERGY - DPE



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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.





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TEUE:



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Tucked away in a quiet hamlet just 10 minutes from Guingamp, this beautiful stone property offers charm, space, and huge potential — ideal for a family home, gîte complex, or a business venture.

A gated entrance opens onto a spacious tarmacked driveway and courtyard, giving immediate access and a warm welcome.

The main house is full of character and includes on the ground floor: an entrance hall, a bright living room, a cozy kitchen, utility room, shower room, and WC. On the first floor, a landing leads to four bedrooms, a dressing room, a shower room with WC, and a separate WC. The top floor offers two additional bedrooms, one of which benefits from its own en-suite shower room and WC.

The second house, currently set up as a games room with an upper floor of around 25 m² and a shower room to finish, is just waiting to be transformed into a charming independent gîte or guest accommodation.

Outside, the property boasts an impressive range of outbuildings, including:

A large stone building divided into several sections, one of which appears to be a former horse coach house, rich in charm and history

Two further stone barns of approx. 62 m^2 and 55 m^2 A 45 m^2 workshop

The property sits on approximately 9000 m² of land, offering space for animals — including horses — or for developing a tourism, artisan, or professional project.

With 2 houses, 6 bedrooms, extensive outbuildings, and endless potential, this rare gem combines rural tranquillity with exciting...