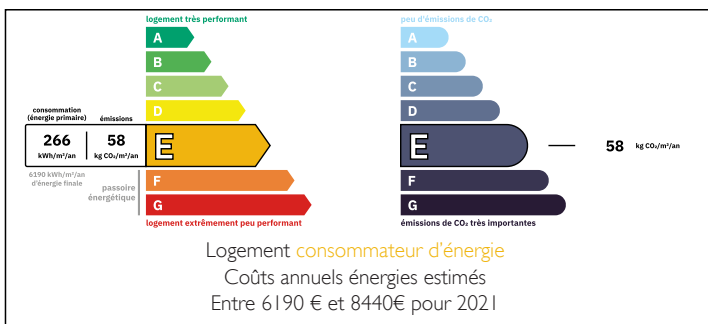


Large farmhouse with two houses and numerous outbuildings – 2.3 ha of land in Péder nec (22)

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Péder nec
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	237 m2
Plot Size:	23000 m2

IN BRIEF

Located close to the village of Péder nec, this vast farm complex of around 440 m² of living space offers great potential for a large family home, an equestrian or tourist project, or a combination of residential and professional use.

Set on 2.3 hectares of land, the property includes two stone houses, several outbuildings, former stables and barns.

The main house of 237 m² features beautiful volumes, three living rooms with fireplaces and wood stoves, a fitted kitchen, five bedrooms and converted attic space.

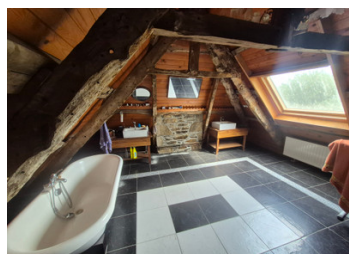
The second house of 207 m², partially renovated, allows for many layout possibilities.

Outside, the property includes multiple stone barns, a cider press/garage, and a large L-shaped building of 240 m² per floor to renovate.

Ideally located in the countryside, close to shops and with easy access to the N12, this property combines charm, space and accessibility.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

situated in Pédermec, in the heart of the Côtes-d'Armor, this extensive stone farmhouse complex enjoys a peaceful and open setting, just minutes from the village and the main road (N12 – Guingamp to Lannion).

Set on a total of 2.3 hectares of well-kept land, it includes two spacious dwellings, several stone outbuildings and large barns offering multiple possibilities — ideal for equestrian use, small-scale farming, guest accommodation or a multi-family home.

Main House – 237 m²

Ground floor:

Entrance hall (11 m²) with storage area and WC.

Shower room.

Dining room (33 m²) with fireplace and Godin wood-burning stove.

Kitchen (19 m²) with fireplace, wood stove and shower area.

Second living room (30 m²) with fireplace and wood stove.

First floor:

Landing (9 m²).

Bedroom 1 (31 m²).

Bedroom 2 (32 m²).

Bathroom (10 m²) with bath, shower and WC.

Second floor:

Converted open attic (41 m², Carrez law).