

Charming Cottage with Large Barn, Beautiful Garden & Recent Renovations – Huge Potential

EXCLUSIVE



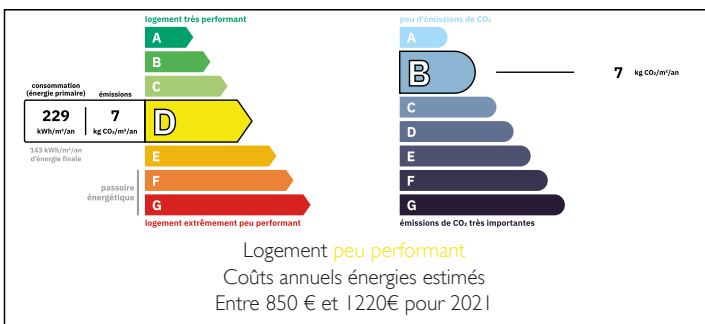
INFORMATION

Town:	Trébrivan
Department:	Côtes-d'Armor
Bed:	1
Bath:	1
Floor:	60 m ²
Plot Size:	1608 m ²

IN BRIEF

This delightful stone property offers open-plan living, a spacious upstairs area that can be divided into two bedrooms, a large attached barn, and two additional storage barns on either side—ideal for extending the home. With a brand-new septic tank and a newly installed roof, this property combines charm, practicality, and fantastic future 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

Discover this charming stone property, full of character and offering a wonderful balance of comfort, practicality, and potential for future expansion. Benefitting from recent renovations including a brand-new septic tank and a completely new roof, the main house is ready to move into while still offering excellent possibilities for further development.

Inside, the ground floor features a welcoming open-plan living space with a cosy lounge area, fitted kitchen, and a wood burner. A bathroom completes this level.

Upstairs, you will find a large open-plan room, offering plenty of space and flexibility. This entire level can be easily divided to create two comfortable bedrooms, a master suite, or even a bedroom and office, depending on your needs.

Outside, the property continues to impress. It includes:

A large barn, perfect for storage, a workshop...

A beautiful garden, ideal for outdoor living and enjoying the peaceful surroundings

Two additional storage barns: one in stone and one in block, positioned on either side of the property. These outbuildings offer excellent opportunities if you wish to extend the living space or create independent accommodation.

With its recent improvements, spacious layout, and multiple outbuildings, this property has huge potential for those seeking a charming home with room to grow, whether for personal use, rental possibilities, or creative renovation projects.

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