

## Exceptional Opportunity in Trébrivan – Two Houses, Large Plot, and an Exciting Nearly-Completed Build

EXCLUSIVE



## INFORMATION

Town:	Trébrivan
Department:	Côtes-d'Armor
Bed:	2
Bath:	1
Floor:	49 m <sup>2</sup>
Plot Size:	6000 m <sup>2</sup>



## ENERGY - DPE

DPE not required.

## IN BRIEF

Set on a beautiful plot of nearly 6,000 m<sup>2</sup>, this property offers a rare opportunity to own an immaculate two-bedroom home plus a second, generously sized house that is well underway and ready for you to complete according to your vision.

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 first house, built just 10 years ago, is in excellent condition. The entire ground floor is made up of two large garages, perfect for storage, a workshop, or hobby space.

The main living area above includes:

An entrance hall

A bright lounge with open-plan kitchen

Two double bedrooms

A family bathroom

The second house — begun less than 10 years ago — is an impressive structure that, once finished, will offer just under 300 m<sup>2</sup> of living space. The property is sold with all the materials already purchased for completion, including windows, shutters, insulation, and more. The roof is partly completed and currently being finalised, ensuring the project continues to move forward.

This setup makes it ideal to live comfortably in the finished home while completing the second, with fantastic potential for rental income, a spacious family residence, or multi-generational living.

Located in the peaceful village of Trébrivan, just 5 minutes from Carhaix-Plouguer, this property offers space, flexibility, and exceptional potential — a rare opportunity to create something truly special.

-----

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