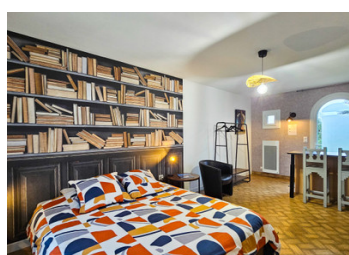


Beautifully presented and recently renovated luminous seven-bedroom house and garden in central Loudéac.



INFORMATION

| | |
|-------------|---------------------|
| Town: | Loudéac |
| Department: | Côtes-d'Armor |
| Bed: | 7 |
| Bath: | 4 |
| Floor: | 237 m ² |
| Plot Size: | 1405 m ² |

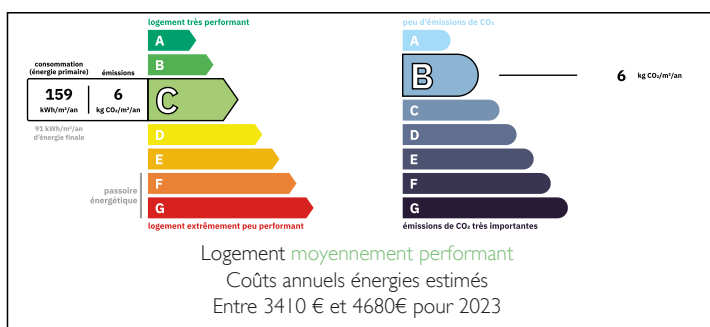


IN BRIEF

This beautifully renovated seven bedroom house (one studio with kitchenette and independent access), tastefully decorated, with terrace and enclosed landscaped garden is ideally situated close to the centre of vibrant Loudéac. Two bedrooms on the ground floor, five upstairs (one used as an office) - each immaculately presented. A superb grand garage and basement. Recent kitchen, double glazing and pellet burning stove. Large windows, high ceilings, parquet floors and a grand entrance foyer - this is a house that provides style, character and comfort. This property is ideal for a large family or for a B&B business. No work is required; just move in and enjoy.

Loudéac is a large thriving regional town and offers numerous shops, supermarkets, bars, restaurants, sports and leisure facilities along with services such as banks, doctors, garages, schools, hospitals and easy access to main...

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

Built in 1976, located in Loudéac.

This two-story house features six bedrooms and four bathrooms. It also includes a studio apartment. The kitchen is fully equipped.

- Excellent overall condition after renovation
- 1405 m² plot with a terrace, landscaped garden, and well.
- Three parking spaces
- Garage, cellar, and laundry room in the basement

The house faces southwest, in a quiet and green setting.

Electric heating. Energy rating C - Climate rating B (from 1st January 2026).

Loudéac, 43 km from the Saint-Brieuc Museum of Art and History and Saint-Étienne Cathedral. Offering city views, Wi-Fi and a garden with a terrace.

The property is 44 km from Saint-Brieuc Train Station and 32 km from Rimaison Golf Course.

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

LOCAL TAXES

| | |
|------------------|----------|
| Taxe foncière: | 2447 EUR |
| Taxe habitation: | EUR |

NOTES