

Modern and spacious 5/6 bedroom house with 130m<sup>2</sup> studio/workshop and a barn, set on 2,320m<sup>2</sup> of land.



## INFORMATION

Town:	Plounevez-Moëdec
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	146 m <sup>2</sup>
Plot Size:	2320 m <sup>2</sup>



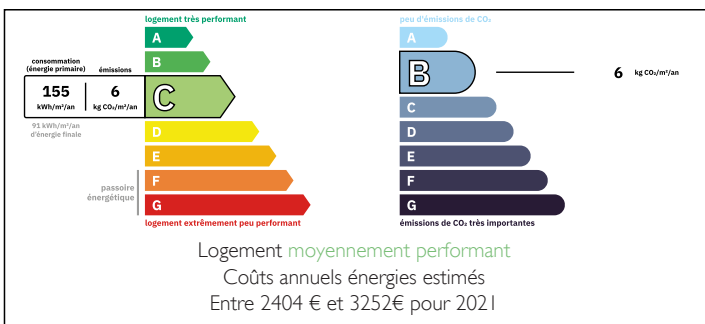
## IN BRIEF

5 or 6 bedrooms, conservatory, studio, mechanics workshop, barn and Pond!

Charming, light-filled and very spacious modern home, ideally positioned at the entrance of a village in a private setting. Conveniently located close to the Rennes–Brest axis, between Morlaix, Guingamp and Lannion.

The train station is just 15 minutes away (Paris in approximately 3 hours), the airport is 45 minutes away, and the beautiful Breton coastline can be reached in just 20 minutes.

## 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.



## DESCRIPTION

This attractive and well-maintained property offers generous living space and excellent natural light throughout.

Ground Floor:

Fitted kitchen

Bright and spacious living/dining room

1 Bedroom

2nd Bedroom or office

Magnificent veranda providing additional year-round living space

Shower room

Separate WC

First Floor:

4 bedrooms

Family bathroom

Separate WC

PVC double-glazed windows throughout.

The house benefits from tiled surroundings, enhancing both its practicality and neat presentation.

Outbuildings

130m<sup>2</sup> Converted Annexe

Fully fitted with a kitchen and workshop area including a mechanical pit — ideal for car enthusiasts or mechanics.

Perfect for a professional activity, hobby space, guest accommodation or multi-generational living.

110m<sup>2</sup> Barn

Large additional storage space with excellent potential for further use (subject to necessary permissions).

Exterior

Set on a generous 2,320m<sup>2</sup> plot, the property offers privacy and ample outdoor space.

There is also a charming 1-metre-deep pond, adding character and tranquillity to the garden setting.

## NOTES

A versatile and appealing property offering modern