

Charming Detached Breton Farmhouse with 5–6 Bedrooms and Over 3 Acres of Land in a Peaceful Setting

EXCLUSIVE



INFORMATION

Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	197 m2
Plot Size:	12000 m2

IN BRIEF

Set close to Loudéac Forest, this charming detached Breton farmhouse offers over 3 acres of land and spacious accommodation across three floors. Tastefully renovated throughout, the property is currently used as a high-end holiday rental, but would equally suit use as a family home or second residence.

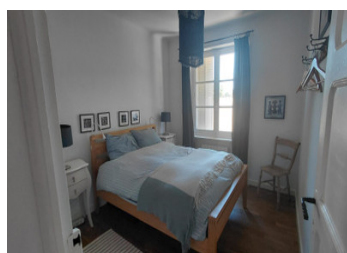
The property features a large kitchen with dining area, a comfortable lounge with wood-burning stove, five bedrooms (two with en-suite shower rooms), a family bathroom, utility room and a versatile top-floor living space.

Outside, there are generous gardens, a large detached stone barn, a smaller stone building currently used as a shed and open countryside views. There are no direct neighbours.

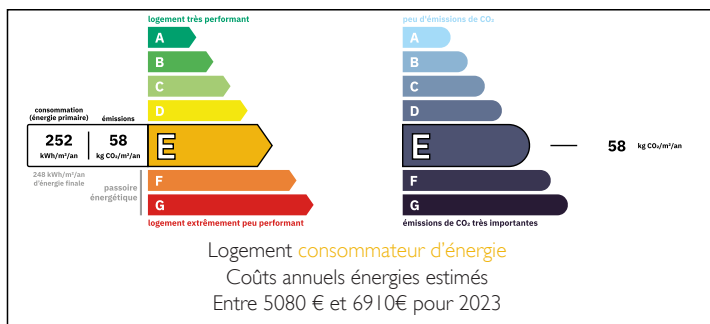
The property benefits from a septic tank installed in

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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.



ENERGY - DPE





NOTES

DESCRIPTION

Set in a peaceful rural location close to Loudéac Forest, this attractive Breton farmhouse offers approximately 1.2 hectares (12,000 m²) of land and combines character features with comfortable modern living.

The house has been tastefully renovated, retaining many original features, including exposed stone walls and timber beams. The accommodation is arranged over three floors. On the ground floor, a spacious kitchen forms the heart of the home, with a dining area and pantry, while a large lounge provides a comfortable living space with a wood-burning stove. There is also a downstairs WC and a practical utility room.

Upstairs, there are five nicely decorated bedrooms, two of which benefit from en-suite shower rooms with WCs. The master bedroom features a generous walk-in wardrobe. There is also a family bathroom on this floor. The top floor offers an additional living area beneath the original beams, ideal as a family room, home office or hobby space.

Outside, the property benefits from generous gardens, a large detached stone barn measuring approximately 11.7 m × 5.5 m, together with open views across the surrounding countryside. The land provides plenty of space for gardening, keeping animals or simply enjoying the peaceful setting.

The property is served by a septic tank installed in 2019. It benefits from fibre-optic broadband availability and an oil-fired central heating system.

Although surrounded by nature, the property is conveniently located within easy reach of local shops and services, with Loudéac approximately 20 minutes away and the historic market town of Lamballe...