

Stunning 4 bedroom stone house, outbuilding, land and in a quaint location

EXCLUSIVE



## INFORMATION

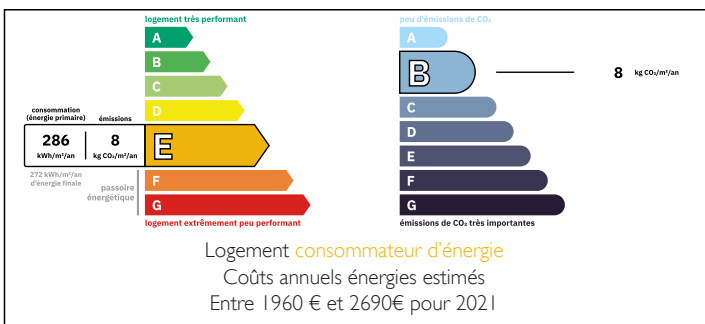
Town:	Plourac'h
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	2601 m <sup>2</sup>

## IN BRIEF

Beautifully maintained 4-bedroom, 2-bathroom stone house set over three floors, featuring characterful stone and wood elements throughout. Offering spacious open-plan living, double glazing, and a generous garden with mature trees, barn, and summer shed, located in the peaceful Breton countryside of Plourac'h.



## 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

This delightful stone property combines traditional charm with modern comfort, offering generous living space across three floors and set within attractive grounds.

On the ground floor, you are welcomed into a spacious open-plan living and kitchen area, full of character with exposed stone and wood features. A wood burner at each end creates a warm and inviting atmosphere, perfect for both relaxing and entertaining.

The first floor hosts a stunning master bedroom complete with a beautifully finished ensuite bathroom. A second double bedroom is also located on this level, ideal for family or guests.

The top floor offers two further double bedrooms, one of which benefits from its own shower room, providing flexible accommodation for visitors or larger families.

The property is very well maintained throughout and benefits from double glazing and a recently installed fosse system, ensuring comfort and peace of mind.

Outside, the home is set within a large garden with a selection of mature trees, creating a pleasant and private outdoor space. Additional outbuildings include a barn and a summer shed, offering excellent storage or potential for further use.

Located in the quiet rural commune of Plourac'h in Brittany, this property enjoys a peaceful setting surrounded by unspoilt countryside. The area is ideal for nature lovers, with plenty of walking routes and traditional Breton landscapes.

Despite its tranquil setting, the property remains within easy reach of nearby towns such as Callac and Carhaix-Plouguer, offering shops, services, and local markets. The wider Côtes-d'Armor region is known for its beautiful...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES