

Exceptional four-bedroom property with 5,680m of land and outbuildings offering further renovation potential

EXCLUSIVE



INFORMATION

Town:	Saint-Gilles-Vieux-Marché
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	5680 m2

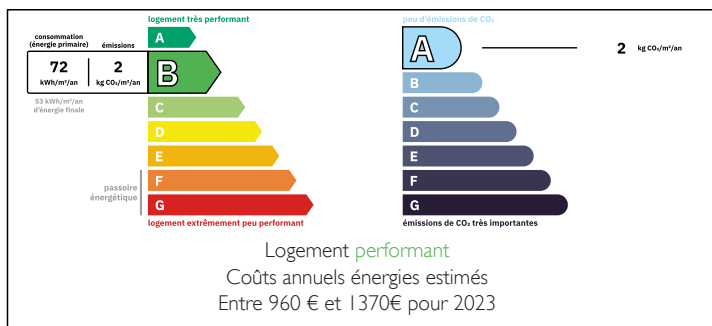
IN BRIEF

Immaculately presented throughout, this stylish property has been tastefully updated to create a superb and comfortable family home.

The newly installed fitted kitchen (5.39m x 7.02m) is a real highlight, featuring polished wooden floors, a central island with useful storage, fitted cupboards and drawers, a Falcon range cooker with induction hob, and a larder cupboard. The room also offers ample space for dining.

A hallway with useful understairs storage leads through to a spacious lounge (5.78m x 8.05m) featuring a stone hearth and log burner. There is also a second smaller lounge (3.40m x 3.32m) on the ground floor, which would make an excellent home office, snug, or playroom. Additionally, there is a WC with wash basin on the ground floor.

ENERGY - DPE



The first floor accommodation comprises a spacious

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

Adjacent to the main house is a three-room annexe offering excellent conversion potential. It is currently used as a laundry room, but could be developed into a gîte, guest accommodation, or additional living space for family.

The house sits within a gated courtyard and is surrounded by an extensive plot of land including a pond, and a large hangar currently used as a covered all-weather dining area. There are also three smaller outbuildings and a woodshed, providing useful additional storage.

The property benefits from an air-source heat pump installed in 2023, while new triple-glazed windows and shutters were fitted in 2025, and the electrical system has also been updated.

LOCAL TAXES

Taxe foncière: 1115 EUR

NOTES

Located on the outskirts of the village of Saint-Gilles-Vieux-Marché, the property enjoys a peaceful rural setting whilst remaining within easy reach of the larger towns of Mûr-de-Bretagne and Pontivy.

Details

Main house

- Kitchen (5.39m x 7.02m)
- Lounge (5.78m x 8.05m)
- Second Lounge (3.40m x 3.32m)
- Bedroom 1 (5.28m x 4.24) with en suite shower room (2.04m x 2.05m)
- Bedroom 2 (5.95m x 3.80m)
- Bedroom 3 (5.28m x 3.74m)
- Bathroom (3.10m x 2.42m)
- Bedroom 4 (3.84m x 2.84m)

Annexe with three rooms to renovate:

- Room 1 (4.61m x 5.14m) with door to courtyard, plumbing, tiled floor, fireplace
- Room 2 (4.36m x 3.28m) with concrete floor and fireplace
- Room 3 (first floor) (4.61m x 5.14m) with velux and window.