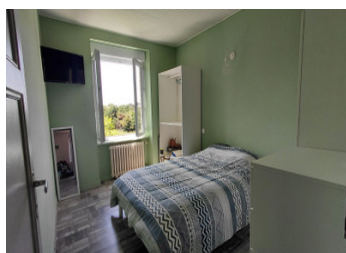
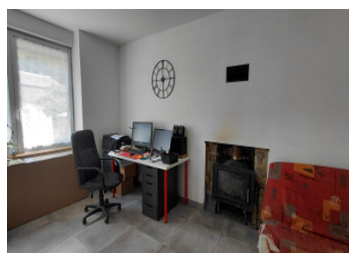


Detached 4-Bedroom Country House with Extensive Outbuildings - 5,000 m of Land 5-mins from the town of Broons



INFORMATION

Town:	Séviac
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	105 m2
Plot Size:	5000 m2



IN BRIEF

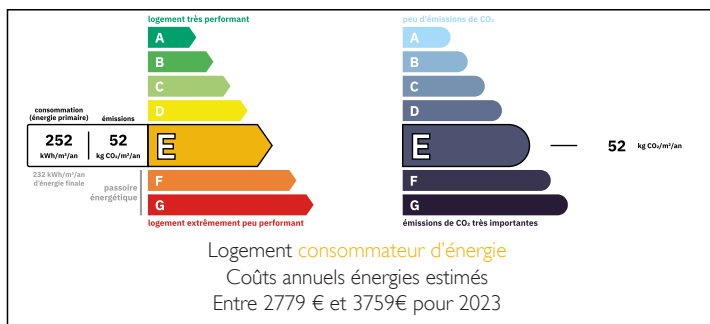
This detached property offers spacious accommodation, numerous outbuildings and excellent potential for a workshop, business venture or hobby project.

The ground floor features a large living room with recently fitted kitchen and lounge area with wood-burning insert, plus a useful utility/storage room.

Upstairs are four bright bedrooms and a modern family bathroom. Two attic spaces offer further potential for additional accommodation or office space, subject to permissions.

Outside, the property includes a garage, woodshed, boiler room, enclosed terrace, large courtyard, substantial enclosed hangar divided into two sections, additional storage building and a chicken coop.

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

Situated on a generous plot with no immediate neighbouring properties, this detached house offers spacious accommodation, extensive outbuildings and excellent potential for a workshop, business venture or hobby project.

The property is located in Sévignac, approximately 30 minutes from Dinan, 35–40 minutes from Saint-Brieuc, and less than an hour from both Rennes and the port of Saint-Malo.

The ground floor comprises a spacious and light-filled open-plan living area, combining a recently fitted kitchen with a lounge centred around a wood-burning insert. The hallway leads to a useful utility and storage room with direct access to the exterior, as well as a separate WC.

On the first floor, a landing serves four bright and well-proportioned bedrooms along with a recently renovated family bathroom. A half-level provides access to an attic that could be converted into a fifth bedroom, office or hobby room. Above this, a large attic offers further development potential, subject to any necessary permissions.

Outside, the property benefits from an attached woodshed, a small boiler room and a garage suitable for one vehicle. To the front of the house, a terrace enclosed by a low wall provides an attractive outdoor seating area, directly accessible from the kitchen area.

The outbuildings are a particular feature of the property. The large courtyard gives access to a substantial enclosed hangar divided into two sections, together with an adjoining storage building. Further into the garden is a small chicken coop suitable for keeping poultry or other small animals.

The land extends to...

LOCAL TAXES

Taxe foncière: 422 EUR

NOTES