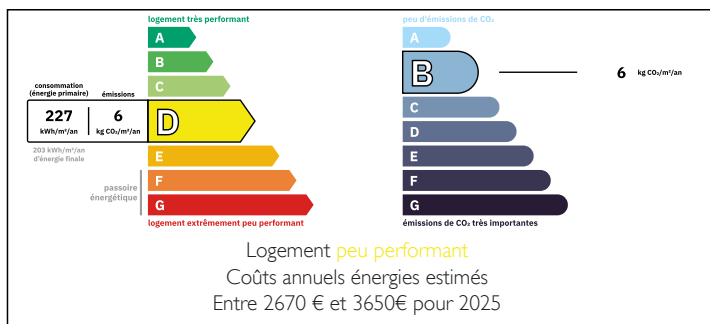


Two beautifully presented stone properties, set in 7,600m of land, with additional stone ruin for renovation.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Bourbriac
Department:	Côtes-d'Armor
Bed:	5
Bath:	4
Floor:	210 m2
Plot Size:	7660 m2

IN BRIEF

These properties certainly have the wow factor. Located in a quiet hamlet on the outskirts of Bourbriac, the properties are in a quiet hamlet location, with private gated access.

Both properties are spacious and bright throughout, offering excellent flexibility for multi-generational living or an attractive rental opportunity. The second property would be ideally suited for use as a gite. The renovations by the current owners have been carefully carried out to preserve the original style, charm and character.

The configuration provides each property with its own separate entrance, as well as private garden and terrace areas, offering both independence and privacy.

The ground floor of the main house comprises a large lounge with a log burner, a dining room/bar and a traditional kitchen with a walk-in pantry. On the first floor are the master bedroom, with built in closets and an...

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.



LOCAL TAXES

Taxe foncière: 1687 EUR

NOTES

DESCRIPTION

The second property has a lounge with a log burner, kitchen, utility room and WC on the ground floor. The lounge opens onto a patio area. On the first floor is a master bedroom suite with dressing room and en-suite bathroom, and a second bedroom which also benefits from an en-suite bathroom.

The properties are set within spacious grounds, which benefit from their own water source. Additional features include a woodshed adjoining the main house, a separate ruin offering potential for renovation, and an original bread oven which could also be restored.

The property is situated in a peaceful hamlet close to Bourbriac, which offers a good range of everyday amenities including a supermarket, doctors, bakers and a bank. The historic medieval town of Guingamp is approximately 15 minutes away by car, while the stunning north Brittany coastline can be reached in less than 30 minutes.

Major transport connections are also within approximately 90 minutes, including the ferry ports of Roscoff and Saint-Malo, the airports at Rennes and Brest, and high-speed rail connections at Guingamp.

DETAILS

MAIN HOUSE – Ground Floor

- LOUNGE (4.9m x 8.28m) with woodburner in stone feature fireplace, wooden flooring. Glazed door and window.
- DINING ROOM/BAR (3.43m x 4.87m) with bar, stone open fireplace, laminate floor and two windows.
- KITCHEN (5.49m x 4.56m) with walk-in pantry, feature stone wall, built in cupboards and worktops.

MAIN HOUSE – First Floor

- LANDING with built-in storage
- BEDROOM 1 (19m²) with built in storage,