



COTES D'ARMOR - PEUMERIT-QUINTIN - A detached 3 bed stone property for sale with planning permission to convert another 2 properties into further living...,

€281,000

Ref: JD-3231

22480, Côtes-d'Armor, Brittany

* 3 Beds * 1 Bath * 83m2

This stunning 3 bedroom cottage has been lovingly restored, it is set in a beautiful setting of 16 209m2 comes with its own woodland and a stream going through edge of their land. It also has four detached buildings and two of these has planning permission to convert into two houses, one will be a 2...

- Distance from airport: 133km Distance from highway: 13km Distance from school: 5km Distance from sea: 63km Distance from shops: 16km Distance from station: 20km Energy Consumption: NI Number of rooms: 4 Number of WCs: 2 Type of heating: Bois_Electrique Windows: PVC Double Vitrage

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French Entrée 

Property Description

This stunning 3 bedroom cottage has been lovingly restored, it is set in a beautiful setting of 16 209m² comes with its own woodland and a stream going through edge of their land. It also has four detached buildings and two of these has planning permission to convert into two houses, one will be a 2 bedroom property and the other will be a 3 bedroom property. As you enter the cottage you have a large open plan living area which consists of a kitchen/dining area and a lounge. The owners have installed two wood burners. There is a large patio door that leads you onto a covered porch area which is 37.4m². The stairs take you to the first floor and here you will find 3 bright airy bedrooms and one of these has an ensuite shower room with a W.C. There is a Family bathroom with a W.C. The heating system there are two wood burners and electric heaters, hot water is from a new electric immersion tank. The property is on a fosse septic system and this does conform. There are four detached outbuildings and two of these has planning permission to convert this into a further living accommodation. There is a garage, workshop, small store, ruin and a polytunnel. The terrain is divided into sections you have a large courtyard and here you will find a workable well. Behind the ruin there is a polytunnel, raised vegetable beds, a pond for wildlife and fruit trees. The garden is immaculate, it has a number of seating areas and would be perfect for children to play in. There are two fields behind the property and at the bottom of the land there is a wooded area, this leads down to a river at the bottom of the path. The cottage is situated in Kreiz Briez, the heart of Brittany, the countryside is rich in celtic history. Massive mossy boulders and ancient megalithic sites all form part of the landscape with its lakes, rivers and forests. The property is just 4km from the village of Peumerit-Quintin. Here is the lake of Blavet and it is great for walking and cycling, you can also rent canoes there and people go swimming and fishing in the lake. A further 6kms away you will find Gorges de Toul Gollic here you will see massive boulders, forests, rivers and it is a magical area to go and explore. The market town of Rostrenen is only 20 minutes away where, as well as the weekly market, there are banks, cafes, restaurants, builders' merchants, supermarkets and 2 organic shops. Do not miss out on this opportunity to buy a great property with a fabulous piece of land and the potential to have an additional 2 properties that can be converted into a 2 bed and 3 bed cottage. dont 4.46 % honoraires TTC à la charge de l'acquéreur.

Gallery

