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House for sale in Pledeliac in Brittany

Pledeliac , Côtes-d'Armor , Brittany



€334,400

inc. of agency fees

3 Beds 136 sqm 0.52 ha

Located in a rural and peaceful setting, near Saint-Rieul, this charming stone property offers great potential for both a main residence and a rental...

At a Glance

Reference MFH-DIN12479-IM

Near to Pledeliac

Price €334,400

Bed 3

Pool No

Hab.Space 136 sqm

Land 0.52 ha

Land Tax N/A

Property Description

Located in a rural and peaceful setting, near Saint-Rieul, this charming stone property offers great potential for both a main residence and a rental investment project.

Built on a generous plot of approximately 5,200 m², the property consists of several buildings: A main house of about 65 m², comprising a pleasant living room with open kitchen, a kitchen, a bedroom upstairs and a bathroom. A room on the ground floor offers the possibility of creating a second bedroom or an independent studio.

Two annexes, currently rented, of 28 m² and 46 m², each with a living room and a bedroom in mezzanine. These homes generate immediate profitability.

Four garages and a former pigsty converted into storage box complete the set, offering storage solutions or additional income.

Several outbuildings, for various uses, complete this property with authentic character.

An ideal place to reconcile quiet life and rental income, in a green environment and typically Breton.

(4.50 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	3
Price	€334,400

Key Information

Internal Area:	136 sqm
Land Area:	0.52 ha
Has a Garden	Yes

Location: Brittany



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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S. and L. BROWN



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