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## House for sale in Plenee Jugon in Brittany

Plenee Jugon , Côtes-d'Armor , Brittany



**€148,195**

inc. of agency fees

3 Beds   1 Baths   104 sqm   0.4 ha

Tucked away in a quiet corner of a large hamlet just 4km from a village with excellent local amenities, 6km from the popular tourist destination of Jugon...

### At a Glance

**Reference** MFH-DIN12500-SP

**Near to** Plenee Jugon

**Price** €148,195

**Bed** 3

**Bath** 1

**Hab.Space** 104 sqm

**Land** 0.4 ha

**Pool** No

**Land Tax** N/A

### Property Description

Tucked away in a quiet corner of a large hamlet just 4km from a village with excellent local amenities, 6km from the popular tourist destination of Jugon les Lacs, 17km to the centre of Lamballe a large town with TGV connections and extensive weekly market and with easy access to all of the major road networks leading to St Brieuc, Rennes, Saint Malo and beyond, this characterful stone cottage would make the perfect permanent or holiday home. In addition, with the development potential provided by the outbuildings and with the appropriate permissions, this property could become the perfect home with an income through holiday or permanent lets. Almost hidden, the property is approached by a short driveway with a sunny courtyard area to the front providing ample off street and secure parking. The main house, refurbished by the present owners over the last 20 years retains charming original features such as stone walls, exposed beams and wood floors and offers 104m<sup>2</sup> of light and bright accommodation. On the ground floor there is a fitted farmhouse kitchen leading to a spacious double aspect living room with feature fireplace and wood burner and on the first floor a landing area leads to 3 double bedrooms and a family shower room with WC. The attached barns all requiring total renovation and the appropriate permissions, offer the potential to create 4 separate two level dwellings but could equally create a second large family home or extend the current living accommodation, the property also benefits from additional smaller outbuildings. The property includes a large rear garden with open views and fruit trees and if the renovation of the barns is undertaken, provides ample space for each of the dwellings to have good sized private gardens. A tucked away property to enjoy as it is or a property to develop to its full potential. (7.00 % fees incl. VAT at the buyer's expense.)

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€148,195

### Key Information

Internal Area:	104 sqm
Land Area:	0.4 ha
Has a Garden	Yes

### Location: Brittany





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**S. and L. BROWN**



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