

Pretty farmhouse with 6 bedrooms and numerous outbuildings on 15,185 m2 of land.

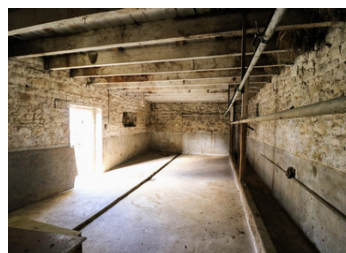
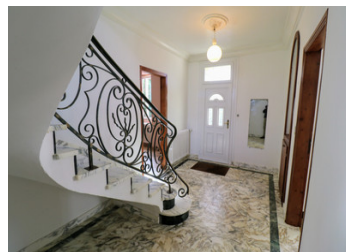


INFORMATION

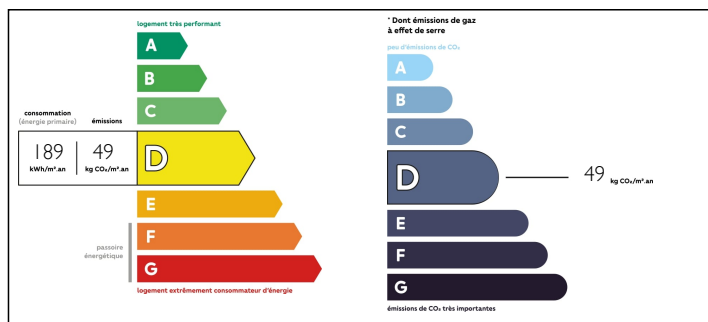
Town:	Pabu
Department:	Côtes-d'Armor
Bed:	6
Bath:	2
Floor:	170 m2
Plot Size:	15185 m2

IN BRIEF

Close to GUINGAMP and its many amenities, without opposite, large farmhouse with many outbuildings on more than 1.5 hectares of land. With 6 bedrooms and offering great potential with its workshop and its huge attic of 119 m2 to be arranged according to your needs, this large family property offers many possibilities for professional activities such as permaculture and accommodation. If you dream of peace and quiet, space and animals, this is the property for you! Just 20 minutes away, a wide choice of beaches and from the TGV station in GUINGAMP, PARIS is only 2h30 away! Here is an exceptional property that should meet many expectations and demands... To visit without delay!



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

THE HOUSE, ON THE GROUND FLOOR :

- A beautiful entrance of more than 12 m2 with marble floor and staircase.
- A 25 m2 lounge/dining room.
- A large 21 m2 kitchen.
- A shower room meeting PMR standards.
- W.C.
- Boiler room (fuel oil)

ON THE FIRST FLOOR :

- Three nice bedrooms, one of which is almost 22 m2.
- A bathroom.
- W.C.

ON THE TOP FLOOR :

- Three bedrooms.
- A study.
- W.C.

Adjoining, a 74 m2 workshop with an electric pump for the well and an attic above. 4 beautiful outbuildings to be fitted and a garage. A well. The whole on 15 185 m2 land.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES