

Stunning estate offering 4 gites, swimming pool and extensive gardens, just 10 minutes from a beloved beach



## INFORMATION

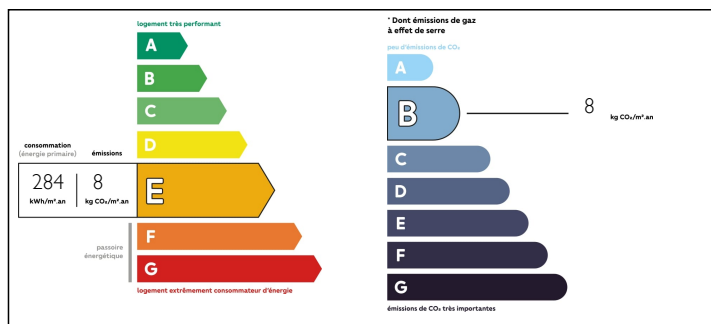
Town:	Plomodiern
Department:	Finistère
Bed:	11
Bath:	6
Floor:	356 m2
Plot Size:	14683 m2

## IN BRIEF

Beautiful and imaginatively renovated farmhouse and outbuildings.. Main house and 3 gites, swimming pool and extensive gardens with summer chalet and studio apartment. Established high revenue with scope for expansion. Huge hanger with storage and utility space for gite business Detached large stone barn with possibility for renovation to family home or new gite (architect plans)



## 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.



## NOTES

## DESCRIPTION

Main House (132m<sup>2</sup>)  
Veranda - 17.7m<sup>2</sup>  
Living Room/Kitchen - 58.3m<sup>2</sup>  
Utility room - 10.5m<sup>2</sup>  
Bedroom 1 - 14.7m<sup>2</sup>  
Bedroom 2 - 9.6m<sup>2</sup>  
Bedroom 3 - 14m<sup>2</sup>  
Bathroom - 4.2m<sup>2</sup>

Gite 1 (50m<sup>2</sup>)  
Living Room - 20.1m<sup>2</sup>  
Kitchen - 11.2m<sup>2</sup>  
Shower room - 4.3m<sup>2</sup>  
Landing - 2.2m<sup>2</sup>  
Bedroom 1 - 6.6m<sup>2</sup>  
Bedroom 2 - 6.6m<sup>2</sup>

Gite 2 (81.8m<sup>2</sup>)  
Hallway - 8m<sup>2</sup>  
Living Room/Kitchen - 35.1m<sup>2</sup>  
Bathroom - 5.7m<sup>2</sup>  
Bedroom 1 - 6.3m<sup>2</sup>  
Bedroom 2 - 11m<sup>2</sup>  
Bedroom 3 - 15.7m<sup>2</sup>

Gite 3/Annexe to main house (92m<sup>2</sup>)  
Living Room - 19.8m<sup>2</sup>  
Kitchen/Dining Room - 34.7m<sup>2</sup>  
Bathroom - 5.1m<sup>2</sup>  
Shower room - 3.1m<sup>2</sup>  
Landing - 4.7m<sup>2</sup>  
Bedroom 1 - 7.9m<sup>2</sup>  
Bedroom 2 - 6.4m<sup>2</sup>  
Bedroom 3 - 8.6m<sup>2</sup>  
W.C. - 1.2m<sup>2</sup>

Swimming Pool - 40m<sup>2</sup>  
Pool store room - 10m<sup>2</sup>

Stone Barn - 65m<sup>2</sup>

Hanger 560m<sup>2</sup>  
Including utility space for gites - 28m<sup>2</sup>