

Beautiful 5 bedroom neo Breton house with garden located only 2 minutes' drive from the beach!!

EXCLUSIVE

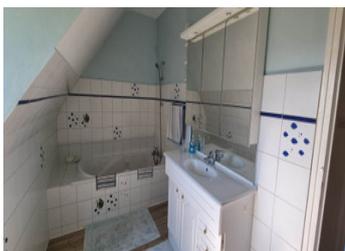


## INFORMATION

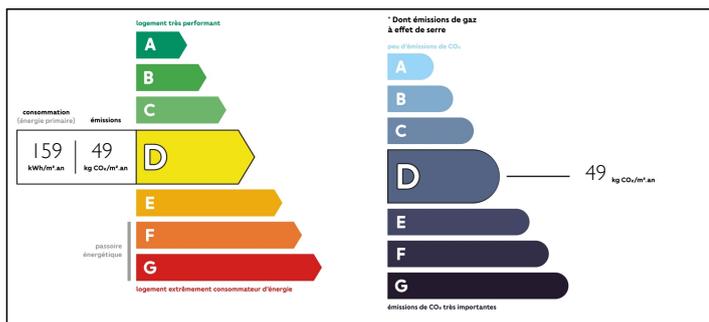
Town:	Pleubian
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	163 m2
Plot Size:	2620 m2

## IN BRIEF

Nestled in a prime rural location just moments from the pristine beaches of Pleubian, this magnificent double fronted neo Breton house stands as a testament to coastal elegance. Boasting five bedrooms, this majestic house is set amidst a sprawling landscape garden of 2630 square metres, offering unparalleled views of farmland to the front and a captivating blend of farmland and sea to the rear.



## 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

Upon entering you are welcomed by an inviting entrance hall that sets the tone for the house's warmth and charm. The fully equipped kitchen is a culinary haven, complemented by an open-plan lounge and dining area adorned with a fireplace, creating a perfect space for both relaxation and entertaining. The ground floor also features a private bedroom and a convenient shower room with a shower, vanity unit, and WC.

Ascending to the upper floor, a spacious mezzanine/landing area connects to four generously-sized double bedrooms. A well-appointed bathroom with a bath and vanity unit, along with an additional WC, completes the upper level. The attic above provides further potential for expansion or customization.

The basement, a generous 92 square meters in size, includes a workshop, utility room, and a large garage, offering practical spaces for various needs. Outside, a shed and the meticulously landscaped garden enveloping the house provide an idyllic setting for outdoor enjoyment.

Noteworthy features include double glazing throughout and electric shutters, enhancing both energy efficiency and modern comfort.

With Pleubian's everyday amenities just a 3-minute drive away and major facilities, including hospitals, restaurants, and hypermarkets, within a convenient 20-minute drive, this residence seamlessly combines the tranquility of rural living with accessibility to essential services.

An exceptional opportunity awaits for those seeking a harmonious blend of coastal allure, spacious living, and convenient amenities in this stunning Neo Breton house, mere minutes from the sun-kissed shores of Pleubian.

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Information about risks to which this property is