LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A24426HL22 Price: 1 095 000 EUR

agency fees to be paid by the seller

Complex of 7 gîtes in a magnificent park 2km from the beach.















INFORMATION

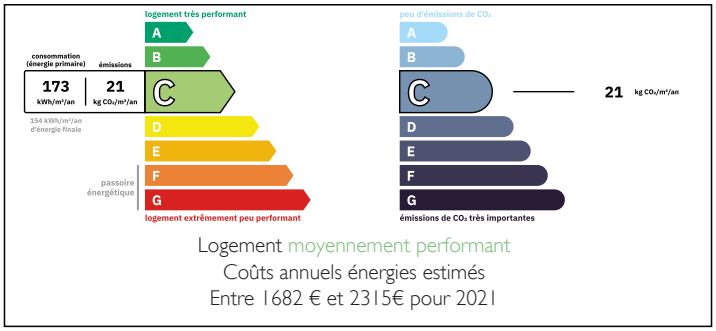
Town:	Plestin-les-Grèves
Department:	Côtes-d'Armor
Bed:	25
Bath:	14
Floor:	650 m2
Plot Size:	9725 m2

IN BRIEF

Situated in the Côtes d'Armor, 1,5 km from the sea and beach, Coat Aillis is a well established gite business which has evolved into a lucrative niche market offering relaxing calm weekends for family groups or friends where they can share quality time together in a beautiful hamlet of houses and collective hall which is unique in the region. The celebrations can be birthdays , weddings or just an annual reunion of friends or family , there is an immense all year demand .

It has a hectare of ground of which half is an amazing botanical park, a swimming pool with a sauna and 7 gites each with their own garden with a communal games room or the event hall.
Numerous walks to the beach or visit the ruins of a Roman temple a few fields away,...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1682 € et 2315€ pour 2021

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.

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LOCAL TAXES

Taxe foncière: **5500 EUR**

NOTES

DESCRIPTION

This unique property comprises of a main 6 bedroom house and 6 gîtes, swimming pool, sauna, magnificent wooded grounds, well, outbuildings, reception room with ample parking spaces.

The main house is on 3 levels.
Large entrance hall, beautiful modern kitchen opening onto the dining room, double lounge, 6 bedrooms including 4 suites, bathroom, shower room and 4 toilets.
Private garden area. This house can accommodate 14 people.
Living space 172 m2:
Entrance 9 m2
Kitchen/dining room 34 m2
Living room 35 m2
Bedroom 1: 16m2
Bedroom 2: 16 m2
Bedroom 3: 14 m2
Bedroom 4: 14 m2
Bathroom: 5 m2
Bedroom 5: 9 m2
Bedroom 6: 9 m2
Shower room: 2 m2

Gite 1: on 2 levels
Kitchen opening into the dining room/lounge, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove, terrace and private garden area. This gite sleeps 8.
Living Space : 98 m2

Gite 2: on 2 levels
Kitchen opening into the dining room, 2 bedrooms including 1 suite, shower room, 2 toilets, terrace and private garden. This gite sleeps 6.
Living space: 85 M2

Gite 3: on 2 levels
Entrance hall, veranda, lounge, open-plan kitchen, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove, private garden. This gite sleeps 8.