LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38349HL22 Price: 1 339 900 EUR

agency fees to be paid by the seller

Magnificent 9-bedroom property, sea views, and a second house 3 MINUTES from Perros-Guirec















INFORMATION

Town:	Perros-Guirec
Department:	Côtes-d'Armor
Bed:	9
Bath:	3
Floor:	345 m2
Plot Size:	1858 m2

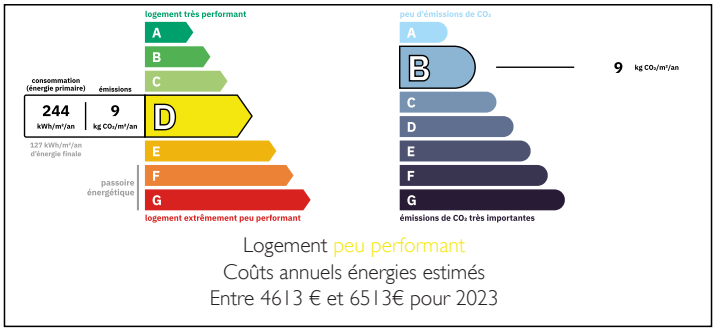
IN BRIEF

On the majestic Pink Granite Coast, this charming property elegantly combines Breton heritage, top-of-the-range renovation and seaside living.

Just 800 metres from the beach and close to the shops, this former presbytery and its stone guest house, renovated in 2023, offer an exceptional property complex, rare in terms of its location, surface area and timeless atmosphere.

This confidential, unoverlooked property, with its two houses and independent entrances, is an invitation to serenity in the heart of unspoilt Brittany. It is just as well suited to a family project as it is to a second home with a prestigious rental activity.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4613 € et 6513€ pour 2023

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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NOTES

DESCRIPTION

The south-facing main house spans three stories. It has a recent roof and offers refined features in keeping with the original architecture. The ground floor comprises an entrance hall, a storeroom, a fitted kitchen, a toilet, a dining room, a bright lounge with a fireplace, a bedroom with a shower room and toilet, a wine cellar and a laundry room. Upstairs, a corridor leads to five spacious bedrooms, a large bathroom with shower and a separate toilet. In the attic, an open-plan games room and a bedroom with a shower room offer the potential for further conversion.

The second house, which is completely independent, has a warm, authentic feel. Accessed via a private entrance, it features a large living room with open fireplace, dining room and kitchen opening onto a private paved courtyard, as well as a toilet, storeroom and bicycle garage. Upstairs: two bedrooms and a large shower room with utility room. This outbuilding lends itself perfectly to top-of-the-range accommodation or luxury holiday lets.

This stone-walled property of more than 1,800 m² in the centre of town also features an 11 x 5 metre concrete swimming pool, covered and heated by a recent heat pump, with a counter-current swimming system and a depth of up to 2.5 metres. This wellness area is set in the absolute peace and quiet of the grounds, allowing you to relax in complete privacy.

Gardens and courtyards, numerous parking.

The approximate surface areas are as follows:

LARGE HOUSE
on the ground floor:
hall 7 m²
kitchen 11...

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