LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39653JW56 Price: 625 400 EUR

agency fees included: 6 % TTC to be paid by the buyer (590 000 EUR without fees)

Exceptional Estate with 4 Houses, Barns, Outbuildings & 7.5 ha of Peaceful Countryside

EXCLUSIVE















INFORMATION

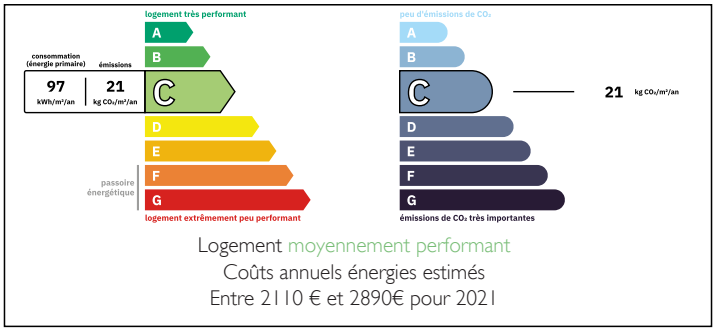
Town:	Plouray
Department:	Morbihan
Bed:	12
Bath:	5
Floor:	695 m2
Plot Size:	80000 m2

IN BRIEF

Nestled in the heart of the countryside, this exceptional 8-hectare estate offers peace, space, and character. The beautifully maintained property includes four fully renovated houses (ranging from 2 to 4 bedrooms), ideal for a family estate or gîte project. Additional features include a large workshop, greenhouse, wooden outbuildings, and a heated swimming pool, all surrounded by woodland and meadows.

The property is just 10 minutes from Plouray with basic amenities, a lake, and leisure activities. The larger town of Rostrenen, offering a full range of services, is about 20 km away.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2110 € et 2890€ 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:	**2250 EUR**

NOTES

DESCRIPTION

The property comprises:
Main House (6 rooms)
Ground floor: Entrance hall (6.8m x 4.2m), a spacious lounge/living room (10m x 12m) with patio doors opening onto a large terrace with an outdoor cooking area. Fully fitted kitchen with dining space (10m x 5.8m), WC, utility room (2.2m x 2m), and office (4.2m x 3m).
First floor: Four bedrooms (5.7m x 4.8m / 5.3m x 4m / 3.9m x 3m / 4m x 3m), including one with en-suite shower room and dressing area, plus a family bathroom (3m x 3m).
Second House (5 rooms)
Ground floor: Entrance hall (3.4m x 3.8m), lobby (4m x 3m), fully fitted kitchen/dining room (7.7m x 5.4m), utility room (2.8m x 2.2m), pantry (3m x 3m), WC, and lounge (5.4m x 4.3m).
First floor: Three bedrooms (5.8m x 4.4m / 5.4m x 5.3m / 4.4m x 2.8m), two with dressing rooms, and a family bathroom (5m x 2.4m).
Third House (4 rooms)
Ground floor: Spacious open-plan fitted kitchen/dining/lounge (14m x 4.8m) with patio doors to the terrace, utility area (3m x 2.8m), and WC.
First floor: Three bedrooms (4.8m x 4.4m / 5.5m x 2.6m / 3.2m x 2.6m) and a bathroom (4m x 2.8m).
Fourth House (4 rooms)
Ground floor: Lounge (4.6m x 4.1m) with open-plan fitted kitchen/diner (6.6m x 4.7m) and fireplace, kitchen storage area (2m x 1m), and WC.
First floor: Three bedrooms (4.7m x 4.2m / 3.6m x 2.5m / 3m x 2.5m) and a bathroom (3m x 2.5m).
Additional Features
There is also a stone 2 story studio with...

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