

Elegant stone property with pool & outbuildings, quiet location close to Paimpol & 15km from beautiful beaches



INFORMATION

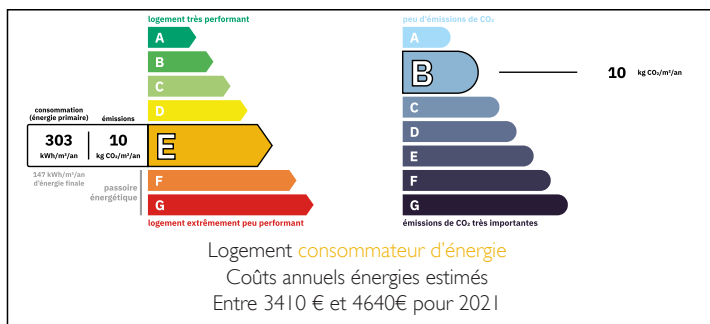
Town:	Plourivo
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	198 m2
Plot Size:	3880 m2

IN BRIEF

Set on the edge of a village with good amenities and just 5km from the lively centre of Paimpol, with its leisure port lined with bars and restaurants, this beautiful stone property offers a spacious and refined living environment, well-maintained throughout. The house is entered through an enclosed courtyard to the front and looks on to well-manicured gardens to the rear, extending to 3880m². Living space comprises large salon with heated veranda, separate dining room, fitted kitchen, back kitchen and 5-bedrooms, one on the ground floor. A full-length attic, floored out and insulated, provides useful additional space. In the gardens, a stone outbuilding could be the perfect place for an office, studio or workshop. The terrace, surrounded by palm trees, with heated pool and pool house, is the perfect place to relax and...



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.



DESCRIPTION

Substantial stone property, fully double-glazed with electric heating and mains drainage comprising house 198m² with :

Ground floor :

- Entrance hall 9.5m²
- Dining room 18m²
- Salon 37m² with fireplace
- Glazed veranda 18m²
- Fitted kitchen 12.5m²
- Back kitchen 11.9m² with mezzanine floor
- Bedroom 17.4m² with doors to the courtyard
- Bathroom and separate WC

First floor :

- 3 Bedrooms 10.5m², 10.3m² and 16.2m²
- Bathroom
- Separate mezzanine 12.3m² with bedroom 6.3m² and bathroom

Attic running the full length of the house, floored out and insulated with velux windows

Exterior :

- Entrance courtyard with well
- Stone outbuilding, 40m², with mezzanine
- Barn 70m² with lean-to
- Well
- Heated swimming pool (9x4 metres) with terrace and poolhouse
- Orchard and gardens

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **1489 EUR**

NOTES