LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44849HL22 Price: 747 950 EUR

agency fees included: 5 % TTC to be paid by the buyer (713 000 EUR without fees)

Character Estate on 3.6 Hectares Near the Coast















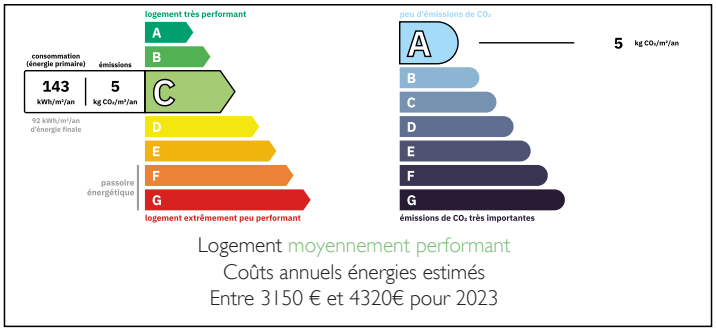
INFORMATION

Town:	Ploumilliau
Department:	Côtes-d'Armor
Bed:	6
Bath:	3
Floor:	283 m2
Plot Size:	36883 m2

IN BRIEF

Nestled in a peaceful and unspoiled setting just minutes from the beaches of the Pink Granite Coast, this authentic Breton property brings together several traditional stone buildings arranged around a charming courtyard. Offering nearly 283 sqm of living space, the estate extends over 3.6 hectares of gardens, woodland and pastureland. The original part of the property has retained all the character of a traditional Breton longhouse, featuring exposed stone walls, original beams and a spacious living room of over 40 sqm centered around a beautiful stone fireplace fitted with a Finnish Scandinavian wood-burning stove. A second section, carefully renovated between 2015 and 2020, offers bright and generous living spaces, including a stunning cathedral-style living area opening onto the garden. A charming family property, ideal for those seeking space, tranquillity and easy access to the coast.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3150 € et 4320€ 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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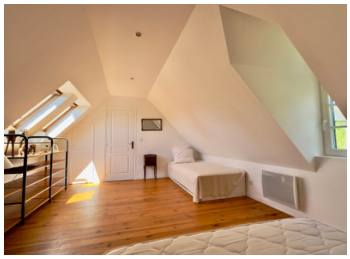
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LOCAL TAXES

Taxe foncière:	**1704 EUR**

NOTES

DESCRIPTION

The property offers nearly 283 sqm of living space, divided between an original character longhouse of approximately 180 sqm and a renovated wing of around 120 sqm. The main house comprises a spacious living room of over 40 sqm with a stone fireplace and Finnish Scandinavian wood-burning stove, a second sitting room with ornamental fireplace, a kitchen, a shower room and a separate WC. Upstairs are a bedroom of approximately 36 sqm with an ornamental fireplace, a second attic-style bedroom of around 20 sqm floor area, a bathroom with both bathtub and shower, and a separate WC. The top floor accommodates a large bedroom with office space of approximately 36 sqm floor area. The renovated section includes a fitted and equipped kitchen of 23.5 sqm, a bright 34 sqm cathedral-style living and dining room opening onto the garden through a large picture window, a utility room, a 24 sqm bedroom, a shower room with WC, and two attic-style bedrooms of approximately 24 sqm and 25 sqm floor area. The property offers a total of 6 bedrooms, 3 living areas, 2 kitchens, 1 bathroom, 2 shower rooms and 3 WCs. Underfloor heating in the renovated section, heat pump, double glazing and compliant private drainage system. Outbuildings include a garage of approximately 50 sqm, a workshop of approximately 15 sqm, a wood store of approximately 50 sqm and a well. The 3.6-hectare estate comprises gardens, woodland and pastureland, offering the possibility of keeping a few...