

A beautiful character property with 4 cottages, a games room, an in-ground swimming pool & 10059m2 of garden



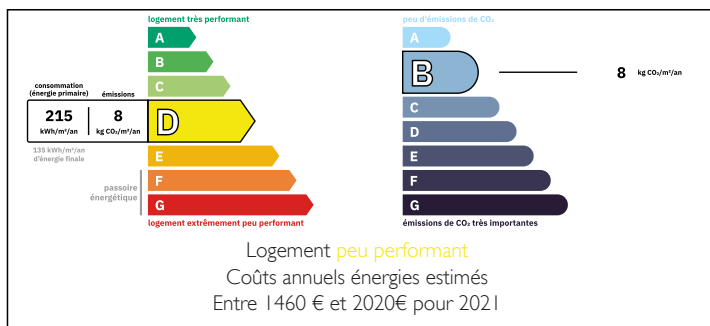
INFORMATION

Town:	Ploërdut
Department:	Morbihan
Bed:	9
Bath:	5
Floor:	191 m2
Plot Size:	10059 m2

IN BRIEF

Nestled in the peaceful Breton countryside, just 10 minutes from the historic town of Guémené-sur-Scorff and 25 minutes from the charming town of Pontivy, this exceptional character property offers a rare opportunity. Comprising four beautifully presented cottages, a games room, an in-ground swimming pool and just over one hectare of landscaped grounds, the property is currently operated as a successful gîte business while also offering excellent potential as a private family estate or multi-generational home.

ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1985 EUR

NOTES

DESCRIPTION

This character-rich property is set on just over 1 hectare of land and boasts an array of fantastic features, including an in-ground swimming pool (8m x 4m), a large, versatile games room (10m x 6m), and a traditional on-site well.

The accommodation comprises a detached 3-bedroom cottage alongside a substantial longère that has been cleverly divided into three separate independent cottages (a 3-bed, a 2-bed, and a 1-bed), making it an ideal opportunity for multi-generational living or run as a holiday letting business as the current owners do.

The property comprises: A detached cottage comprising:

Front door opening into a lounge/diner 5m x 3m with exposed beams and a wood burner
WC

Fully fitted kitchen 3.5m x 3m

Stairs in lounge leading to:

Bedroom 1 - 3m x 4m

Bathroom 2m x 2m with shower over bath

Bedroom 2 - 3m x 3m

Bedroom 3 - 3m x 2m

Longere - cottage 1

Front door opening into a lounge/diner/kitchen, fully fitted 8.5m x 5.5m x 3m with character and a wood burner

Downstairs shower room 2m x 2m and separate toilet

Stairs leading to:

A mezzanine bedroom 1 - 2.5m x 4m

Bedroom 2 - 4m x 4m

Separate toilet

Cottage 2

Front door leading into a hall way 3m x 1.5m

Straight ahead is the bathroom 2m x 2.5m with shower over bath

Fully fitted kitchen diner to the left 5.5m x 4m with exposed beams

The lounge is on the right from the hall 4m x 5m

Stairs from lounge leading to:

Bedroom 1 - 3m x 5.5m

Bedroom 2 - 3m x 3m