LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46300JRD22 Price: 299 999 EUR

agency fees included: 7 % TTC to be paid by the buyer (281 000 EUR without fees)

Architect-designed 5-bedroom house with garden, garage and open views, 3 minutes from the beaches















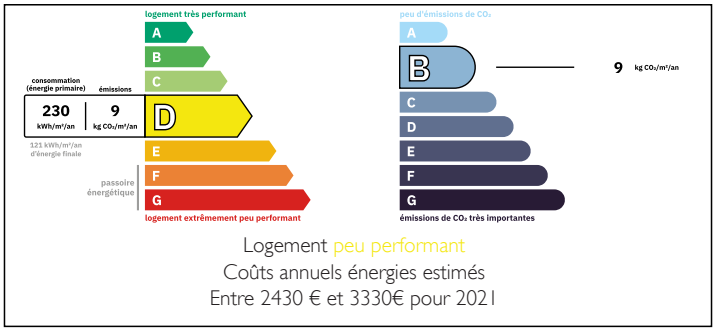
INFORMATION

Town:	Plestin-les-Grèves
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	115 m2
Plot Size:	782 m2

IN BRIEF

Located in a peaceful and sought-after setting in Plestin-les-Grèves, this attractive architect-designed house built in the 1980s (1986) offers an ideal lifestyle just minutes from local shops, transport links and the beaches. Offering approximately 115 m² of living space, this detached property features 5 bedrooms, 2 bathrooms, a bright and spacious living room opening onto the garden, an integrated garage and a private 782 m² plot. With open views, level access from outside, underfloor heating and mains drainage, this is a rare opportunity on the Breton coast, perfect as a family home, permanent residence or coastal retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2430 € et 3330€ 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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NOTES

DESCRIPTION

An architect-designed family home in a sought-after coastal location

For sale in Plestin-les-Grèves (22310), this detached architect-designed house, built in 1986, enjoys an exceptional location combining the tranquillity of the countryside with easy access to local amenities and the stunning beaches of the Côte de Granit.

Set within a private 782 m² plot, the property offers a wonderful quality of life, with open views over the surrounding countryside, while being only a few minutes from the centre of Plestin-les-Grèves, with its shops, schools, services and transport connections.

The house provides approximately 115 m² of living space and comprises 7 rooms, including 5 bedrooms, offering excellent flexibility for a large family, home working, hobbies or hosting guests.

A bright and practical interior

From the entrance, the generous proportions and practical layout of the property are immediately apparent. The spacious and light-filled living room opens directly onto the garden, creating a lovely connection between the indoor and outdoor spaces.

The accommodation includes:

A large living room with an open fireplace, perfect for cosy evenings;
A functional kitchen;
Five bedrooms;
Two bathrooms for everyday comfort;
Several WC facilities;
Storage areas.

The underfloor heating provides excellent comfort throughout the house, complemented by the traditional open fireplace.