LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47194HL22 Price: 760 000 EUR

agency fees to be paid by the seller

A collection of 6 charming holiday cottages with 17 bedrooms, 2 km from the beaches, with a swimming pool and







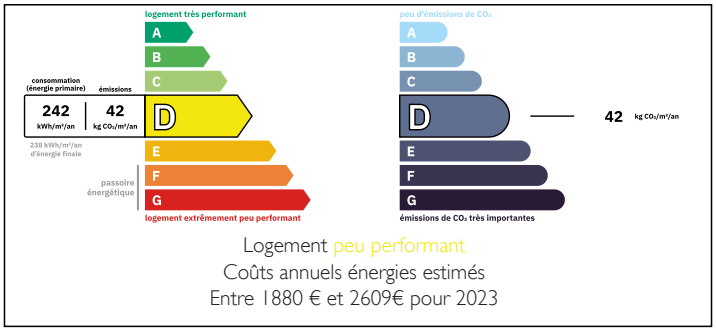








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1880 € et 2609€ pour 2023

INFORMATION

Town:	Plestin-les-Grèves
Department:	Côtes-d'Armor
Bed:	17
Bath:	12
Floor:	470 m2
Plot Size:	8186 m2

IN BRIEF

In Plestin-les-Grèves, in the Côtes-d'Armor, Brittany, a rare and charming property, set in a peaceful, leafy and unspoilt setting.

Located just 2 km from the beautiful beaches of Saint-Michel-en-Grève and Saint-Efflam, this is an exceptional setting for a tourist business, event venue or a new life project.

Set within a magnificent wooded park of approximately 8,200 m², the property offers around 490 m² of living space and comprises six self-contained stone holiday cottages.

The estate has a history spanning more than 20 years in the tourism sector, with a holiday cottage rental business, more recently complemented by hosting groups for receptions, family events, concerts and parties.

A particularly versatile property that is equally suited to a business venture or a family project: holiday cottages, a large holiday home, group accommodation, seminars, courses, workshops,

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

The 6 holiday cottages
Cottage 1 – approx. 98 m²
On two levels: open-plan kitchen leading into the dining/living room, 3 bedrooms, 2 shower rooms, 2 WCs, central heating, wood-burning stove, terrace and private garden.
Sleeps: up to 6 people.

Cottage 2 – approx. 85 m²
Spread over two floors: open-plan kitchen and dining room, 2 bedrooms (including one en suite), shower room, 2 toilets, terrace and private garden.
Capacity: up to 4 people.

Holiday home 3 – approx. 63 m²
Spread over two floors: entrance hall, conservatory, lounge, open-plan kitchen, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove and private garden.
Capacity: up to 6 people.

Holiday cottage 4 – approx. 109 m²
On two levels: kitchen opening onto the lounge/dining room, 4 bedrooms (including one en suite), shower room, 2 toilets, central heating, wood-burning stove, terrace and private garden.
Capacity: up to 8 people.

Cottage 5 – approx. 66 m²
On two levels: open-plan kitchen leading into the lounge/dining room, 3 bedrooms, shower rooms, bathroom, 2 WCs, large conservatory, central heating, wood-burning stove and private garden.
Sleeps: up to 6 people.

Cottage 6 – approx. 76 m²
On two levels: entrance hall, veranda, kitchen opening onto a TV area, dining room and lounge, 3 bedrooms, 2 shower rooms, 2 WCs, central heating, wood-burning stove, terrace and private garden.
Capacity: up to 6 people.

In total, the estate offers 17 bedrooms, 25 rooms