LEGGETT IMMOBILIER INTERNATIONAL

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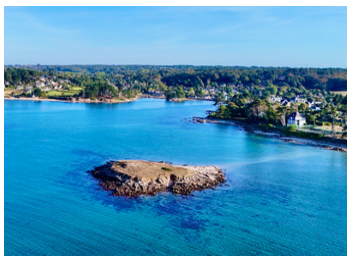
Ref: A47842HL22 Price: 775 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (740 000 EUR without fees)

500 metres from the sea – A property comprising two houses on the Pink Granite Coast















INFORMATION

Town:	Pleumeur-Bodou
Department:	Côtes-d'Armor
Bed:	7
Bath:	3
Floor:	208 m2
Plot Size:	800 m2

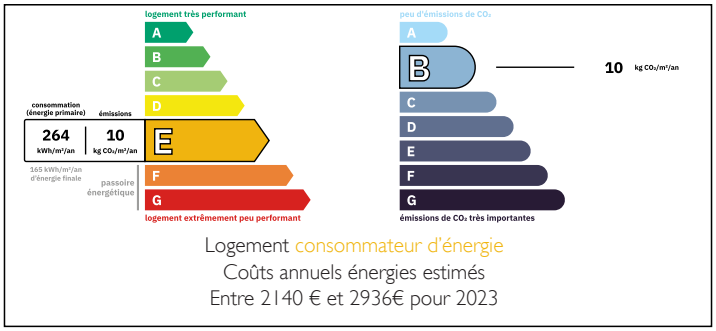
IN BRIEF

Just a few minutes' walk from the coast, two detached houses combining the charm of stone with living spaces opening out onto their gardens.

In Penvern, in the municipality of Pleumeur-Bodou, just 500 metres from the seaside, this property enjoys a prime location from which to make the most of the coastline and the Pink Granite Coast.

Set on a plot of approximately 820 m², it comprises two detached houses with a total living area of approximately 208 m². The property combines the character of stone with more recent construction, with outdoor spaces specific to each house.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2140 € et 2936€ 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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NOTES

DESCRIPTION

The first house, built of stone, charms with its traditional architecture and its living room with a fireplace.

On the ground floor, it comprises an entrance hall with a dining area, a living room, a fitted kitchen and a toilet with a washbasin.

Upstairs, a landing with a cupboard leads to two bedrooms, one of which opens onto a study, as well as a bathroom.

A garage, a terrace and a garden complete this property.

The second house, combining cut stone with more recent construction, offers living spaces spread over several levels.

On the ground floor, it comprises an entrance hall opening onto a living room with a wood-burning stove and dining area, as well as a fitted kitchen leading directly onto the terrace.

On the ground floor there is a bedroom with a fitted wardrobe and an en-suite bathroom, as well as a shower room with a toilet.

Upstairs, a landing leads to two bedrooms. A third bedroom with a fitted wardrobe is located above the kitchen.

This house also benefits from a garden and a south-west-facing terrace, allowing you to enjoy the outdoors in comfort.

A particularly attractive location for lovers of the coast.

Just 500 metres from the sea , the property offers easy access to the seaside and the chance to enjoy coastal walks. The centre and shops of Pleumeur-Bodou are approximately 5 kilometres away.

With its two separate dwellings, this property lends itself to a variety of uses: a main residence with a second house to accommodate family and friends,...