LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47843NCL22 Price: 815 000 EUR

agency fees to be paid by the seller

Exceptional Historic 10 bedroom Manor of 543 m , 680 m of Outbuildings and 5.6 hectares, income potential















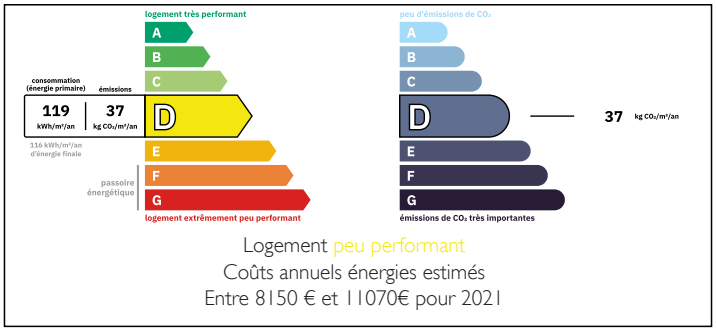
INFORMATION

Town:	Plévin
Department:	Côtes-d'Armor
Bed:	10
Bath:	8
Floor:	543 m2
Plot Size:	56206 m2

IN BRIEF

Dating in part from around 1300, this remarkable manor of approximately 543 m² offers 10 bedrooms, spacious reception rooms and nearly 680 m² of workshops and outbuildings, all set within a 5.6-hectare estate. Approximately 4.8 hectares are laid to grass, making the property particularly suitable for horses. Formerly used for the storage, maintenance and restoration of classic cars, the ancillary buildings offer exceptional potential for a collector, equestrian use, a tourism or events project, or a professional activity, subject to the necessary permissions. The property combines centuries of history, generous proportions, an unspoilt rural setting and a D-rated Energy Performance Certificate (DPE). This property would make a fantastic bed and breakfast or retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 8150 € et 11070€ 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

This remarkable historic property is located in Plévin, Côtes-d'Armor, in the heart of Brittany, and extends over approximately 5.6 hectares.

The oldest parts of the manor are believed to date from around 1300. Extended and altered over the centuries, the house retains the character and atmosphere of a substantial historic Breton property while offering space and accommodation suited to contemporary family life.

The manor provides approximately 543 m² of living space arranged over three floors, with nine bedrooms, numerous shower rooms and bathrooms, as well as spacious reception areas.

In addition, there are approximately 680 m² of buildings, workshops and storage areas. These were previously used for the storage, maintenance and restoration of classic cars, providing a particularly rare feature.

Approximately 4.8 hectares of the estate consist of pasture and grassland, offering an attractive configuration for owners of horses or other animals, subject to the necessary facilities and improvements.

A fountain positioned in front of the manor adds to the charm of the approach and reinforces the historic character of the property.

Ground Floor

The ground floor is primarily dedicated to living and reception areas.

The main entrance, positioned centrally on the façade, provides access to the different parts of the house.

There is a large living room, a dining room, as well as a separate sitting room, creating several reception spaces ideal for entertaining family and guests.