



STUNNING ESTATE OFFERING 4 GITES,  
SWIMMING POOL AND EXTENSIVE GARDENS,  
JUST 10 MINUTES FROM A BELOVED BEACH



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EXTENSIVE GARDENS, JUST  
10 MINUTES FROM A  
BELOVE...



PROPERTY FACT FILE	
REFERENCE	A17962
PRICE	€ 850,000 £ 729,725* <small>*agency fees included: 5 % TTC to be paid by the buyer (810 000 EUR hors honoraires)</small>
BEDROOM	11
BATHROOM	6
ACCOMMODATION	356 m <sup>2</sup>
LAND	14683 m <sup>2</sup>
TOWN	Plomodiern
DEPARTMENT	Finistere
LOCATION	Coastal
TYPE	Gîte
CONDITION	Excellent condition
FEATURES	Barns / outbuildings, Private parking, Character property
<small>*Price based on current exchange rate which is subject to change</small>	



- Great business opportunity and family home
- Established high revenue with scope for expansion.
- Calm environment
- 10 minutes from popular beach
- High quality renovation

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Beautiful and imaginatively renovated farmhouse and outbuildings..  
Main house and 3 gites, swimming pool and extensive gardens with  
summer chalet and studio apartment.  
Established high revenue with scope for expansion.  
Huge hanger with storage and utility space for gite business

## DESCRIPTIF

Main House (132m<sup>2</sup>)  
Veranda - 17.7m<sup>2</sup>  
Living Room/Kitchen - 58.3m<sup>2</sup>  
Utility room - 10.5m<sup>2</sup>  
Bedroom 1 - 14.7m<sup>2</sup>  
Bedroom 2 - 9.6m<sup>2</sup>  
Bedroom 3 - 14m<sup>2</sup>  
Bathroom - 4.2m<sup>2</sup>

Gite 1 (50m<sup>2</sup>)  
Living Room - 20.1m<sup>2</sup>  
Kitchen - 11.2m<sup>2</sup>  
Shower room - 4.3m<sup>2</sup>  
Landing - 2.2m<sup>2</sup>  
Bedroom 1 - 6.6m<sup>2</sup>  
Bedroom 2 - 6.6m<sup>2</sup>

Gite 2 (81.8m<sup>2</sup>)  
Hallway - 8m<sup>2</sup>  
Living Room/Kitchen - 35.1m<sup>2</sup>  
Bathroom - 5.7m<sup>2</sup>  
Bedroom 1 - 6.3m<sup>2</sup>  
Bedroom 2 - 11m<sup>2</sup>  
Bedroom 3 - 15.7m<sup>2</sup>

Gite 3/Annexe to main house (92m<sup>2</sup>)  
Living Room - 19.8m<sup>2</sup>  
Kitchen/Dining Room - 34.7m<sup>2</sup>  
Bathroom - 5.1m<sup>2</sup>  
Shower room - 3.1m<sup>2</sup>  
Landing - 4.7m<sup>2</sup>  
Bedroom 1 - 7.9m<sup>2</sup>  
Bedroom 2 - 6.4m<sup>2</sup>  
Bedroom 3 - 8.6m<sup>2</sup>  
W.C. - 1.2m<sup>2</sup>

Swimming Pool - 40m<sup>2</sup>  
Pool store room - 10m<sup>2</sup>

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A17962>

COMPLETE FILE AND PHOTO ON REQUEST



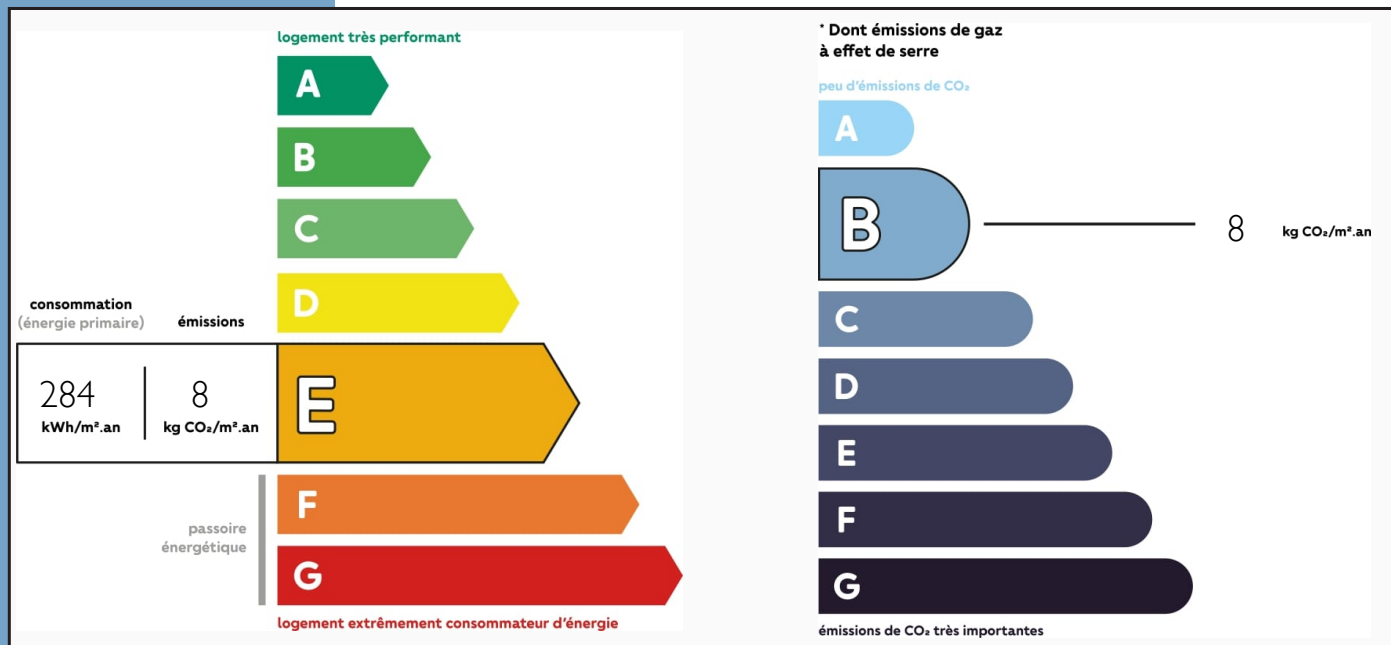


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A17962  
FILE COMPLETE  
AND PHOTOS  
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