



ELEGANT AND UNIQUE 6-BEDROOM MANOIR
SET IN SPACIOUS LANDSCAPED GARDENS. A
MUST VIEW !

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PROPERTY FACT FILE	
REFERENCE	A21568GCA22
PRICE	€ 522,500 £ 449,261* <small>*agency fees included: 5 % TTC to be paid by the buyer (500 000 EUR hors honoraires)</small>
BEDROOM	6
BATHROOM	2
ACCOMMODATION	254 m²
LAND	7323 m²
TOWN	Plésidy
DEPARTMENT	Cotes_d_Armor
LOCATION	0-2KM to amenities
TYPE	
CONDITION	Excellent condition
FEATURES	Mains Drains, Electricity on site, Barns / outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Unique property
- Geothermic heating
- Enclosed garden with established trees
- Quiet location
- Spacious rooms

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Ref : A2I568GCA22

This exceptional detached manoir is rare to the market and has been carefully and beautifully renovated by its current owners, retaining many of the original features and character.

Behind the large gated entrance, a sweeping gravelled driveway leads

DESCRIPTIF

Three further bedrooms are on the second floor, one of which has a dressing room, as well as a glazed door leading out to a juliet balcony. There is also a further family bathroom.

The basement houses the geothermal heating system and is a large space for storage.

The property benefits from mains drainage.

Vast lawned gardens, with established trees, sit to each side of the property and to the rear is a large woodshed, together with a stone outbuilding which could be developed to create a covered swimming pool, additional accommodation or working space.

With a rural village location, the property is located only 15 minutes south of Guingamp, where there are fast train connections to Paris, and other major cities.

Ground Floor

Carpeted entrance hall with staircase to the first floor (6.76m x 2.03m)

Lounge/dining room with wooden flooring, bay window, and large windows to rear and side. Radiators. Chandelier with decorative plaster ceiling rose. Feature fireplace (possibility to reopen chimney) (10.51m x 4.99m).

L-shaped kitchen with tiled floor, fitted mahogany units, induction hob, integrated electric oven, extractor fan, radiator, windows, and door to garden (19.79m²)

Back kitchen with tiled floor, door to garden, window, storage (3.72m x 2.09m)

Cloakroom/boot room with window, door to garden, radiator, tiled floors (2.65m x 2.38m)

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A2I568GCA22>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

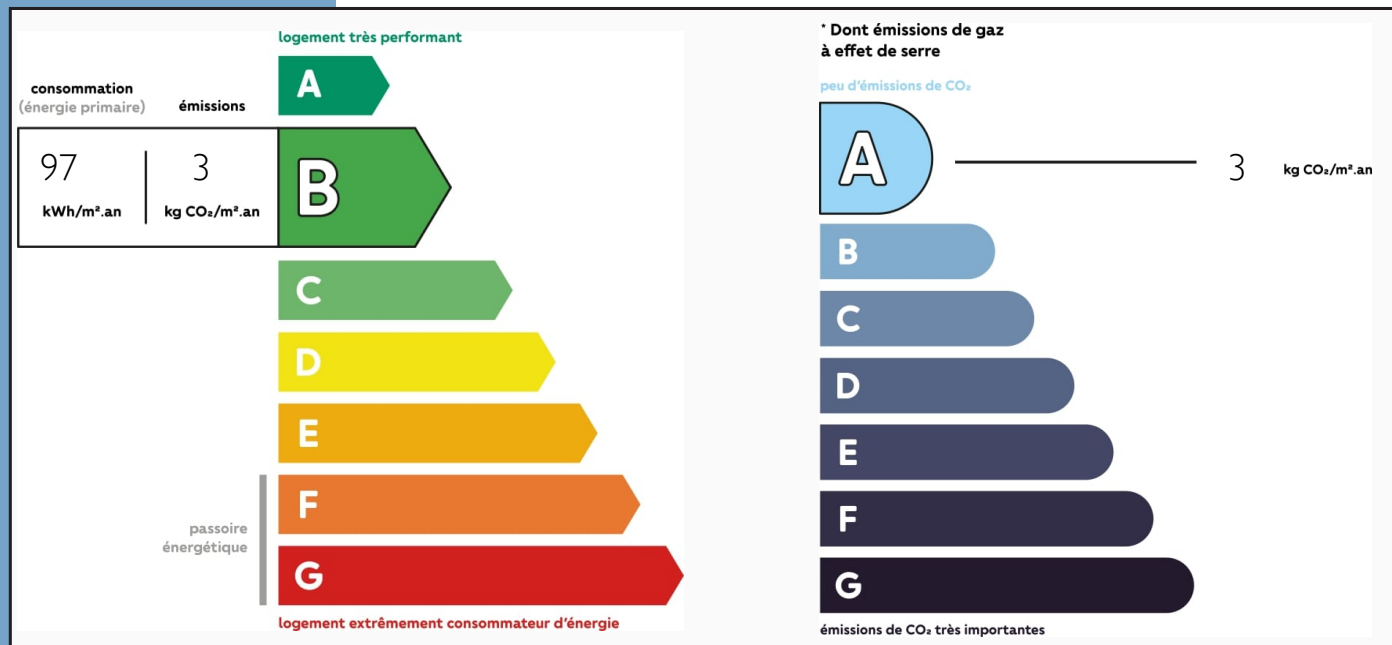
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A2I568GCA22
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AND PHOTOS
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