



## COMPLEX OF 7 GÎTES IN A MAGNIFICENT PARK 2KM FROM THE BEACH.

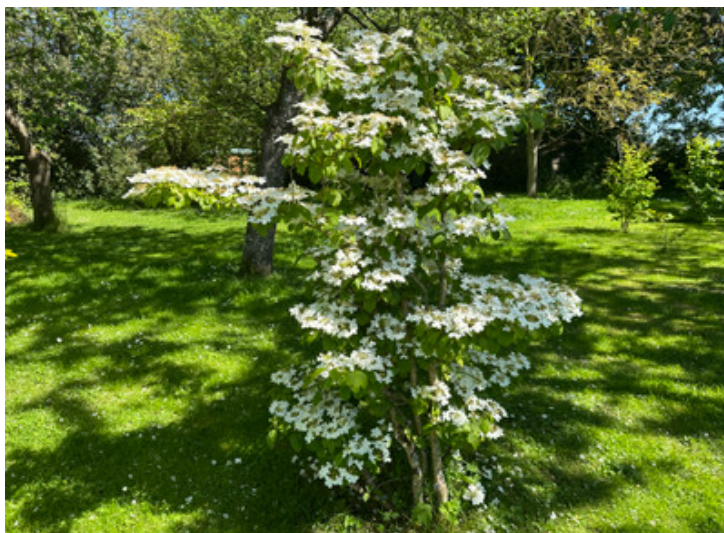


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FROM THE BEACH.

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PROPERTY FACT FILE	
REFERENCE	A24426HL22
PRICE	€ 1,300,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	25
BATHROOM	14
ACCOMMODATION	671 m <sup>2</sup>
LAND	9725 m <sup>2</sup>
TOWN	Plestin-les-Grèves
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- 2 minutes from the beach , 20 minutes walk
- Unique complex of 6 stone gites
- Magnificent wooded park, swimming pool and sauna
- Close to Lannion, Perros-Guirec and Trégastel
- Only 50 minutes from Roscoff harbour

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Situated in the Côtes d'Armor, 1,5 km from the sea and beach, Coat Aillis is a well established gite business which has evolved into a lucrative niche market offering relaxing calm weekends for family groups or friends where they can share quality time together in a beautiful hamlet of houses and collective hall which is unique in the

## DESCRIPTION

This unique property comprises of a main 6 bedroom house and 6 gîtes, swimming pool, sauna, magnificent wooded grounds, well, outbuildings, reception room with ample parking spaces.

The main house is on 3 levels.

Large entrance hall, beautiful modern kitchen opening onto the dining room, double lounge, 6 bedrooms including 4 suites, bathroom, shower room and 4 toilets.

Private garden area. This house can accommodate 14 people.

Living space 172 m2:

Entrance 9 m2

Kitchen/dining room 34 m2

Living room 35 m2

Bedroom 1: 16m2

Bedroom 2: 16 m2

Bedroom 3: 14 m2

Bedroom 4: 14 m2

Bathroom: 5 m2

Bedroom 5: 9 m2

Bedroom 6: 9 m2

Shower room: 2 m2

Gîte 1: on 2 levels

Kitchen opening into the dining room/lounge, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove, terrace and private garden area. This gîte sleeps 8.

Living Space : 98 m2

Gîte 2: on 2 levels

Kitchen opening into the dining room, 2 bedrooms including 1 suite, shower room, 2 toilets, terrace and private garden. This gîte sleeps 6.

Living space: 85 M2

Gîte 3: on 2 levels

Entrance hall, veranda, lounge, open-plan kitchen, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove, private garden. This gîte sleeps 8.

Living Space : 63 m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A24426HL22>

COMPLETE FILE AND PHOTO ON REQUEST



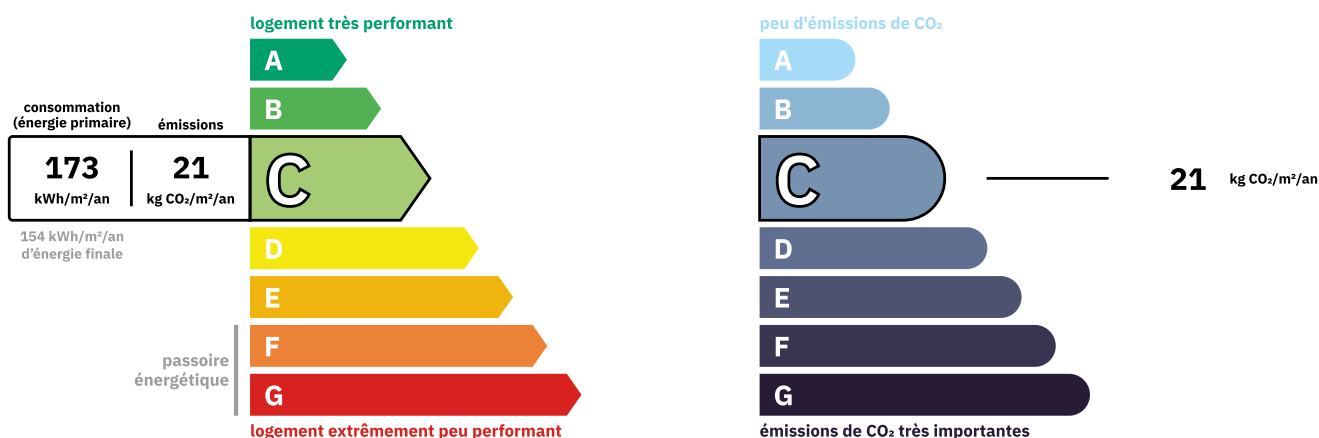
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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 1682 € and 2315€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

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## CONTACT

Réf : A24426HL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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