LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



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

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PROPERTY FACT FILE

REFERENCE	A24426HL22
PRICE	€ 1,095,000 £ 0* *agency fees to be paid by the seller
BEDROOM	25
BATHROOM	14
ACCOMMODATION	650 m²
LAND	9725 m²
TOWN	Plestin-les-Grèves
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change





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- 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



Gite 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 gite sleeps 8.
Living Space : 98 m2

Gite 2: on 2 levels
Kitchen opening into the dining room, 2 bedrooms including 1 suite, shower room, 2 toilets, terrace and private garden. This gite sleeps 6.
Living space: 85 M2

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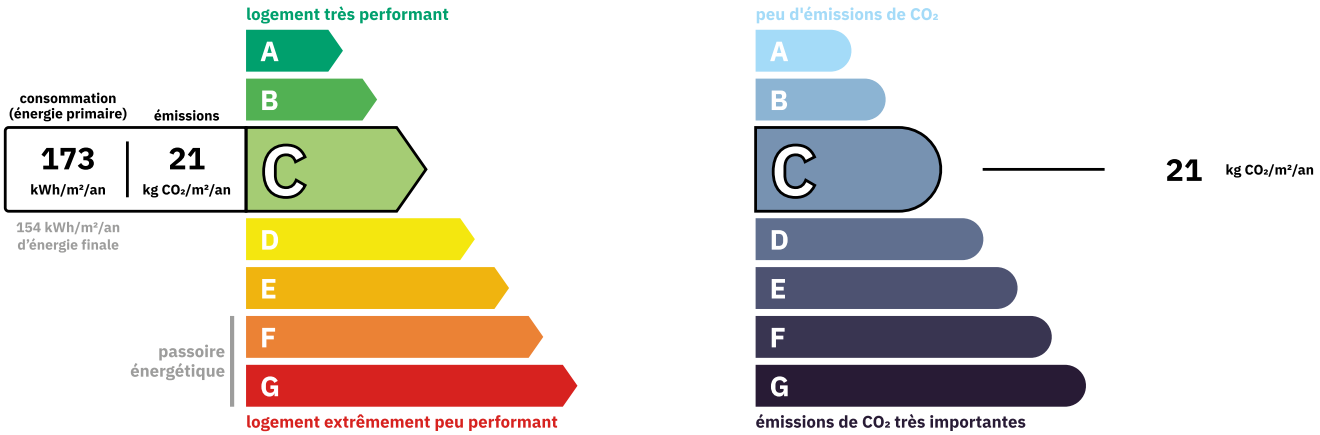
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A24426HL22
FILE COMPLETE AND PHOTOS ON REQUEST

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