



# MANOR HOUSE CÔTE DE GRANIT ROSE LAND

## 11628 M<sup>2</sup>





## PROPERTY FACT FILE

REFERENCE	A35522HL22
PRICE	€ 878,560 £ 0* *agency fees included: 3 % TTC to be paid by the buyer (850 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	4
ACCOMMODATION	300 m <sup>2</sup>
LAND	11628 m <sup>2</sup>
TOWN	Louannec
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking

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

- Louannec seaside resort near Perros-Guirec
- 5 minutes from the beaches
- conversion and development potential
- Exceptional plot of 16128 m².
- virtual visit on request

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11628 M² ...

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Situated in Brittany, in the Côtes-d'Armor region (22), near Lannion and on the outskirts of Louannec, this elegant 300 m² manor house enjoys a privileged location on the Pink Granite Coast, just a few minutes from the beaches and wild coastline. Renovated with care and refinement, it stands in 11,628 m² of grounds, including a wooded

## DESCRIPTION

This vast character residence offers generous living space spread over several levels, with plenty of comfortable, light-filled living areas. Indicative m² measurements

Ground floor:

- 10 m² entrance hall
- Toilet
- Spacious 31 m² living room with open fireplace.
- 20 m² lounge/library
- 11 m² dining room
- 17 m² kitchen
- 16 m² utility room
- 11 m² storeroom
- 12 m² sports room
- 45 m² master suite with bathroom, shower room, toilet and dressing room

Half landing :

- Two bedrooms of 9 m² each
- 4 m² shower room with toilet

First floor: spacious bedrooms with en-suite shower rooms

- 23 m² bedroom with 4 m² shower room and toilet
- 20 m² bedroom with 6 m² shower room and toilet

Second floor :

This floor, whose layout has yet to be finalised, offers a number of possibilities

- Two bedrooms (9 m² and 10 m²) to be customised as required.
- Shower room (4 m² floor surface area) and toilet (2 m² floor surface area) awaiting completion, providing additional sanitary space.

Outbuildings and annexes: great conversion potential

In addition to the main house, several outbuildings enhance the property, offering numerous possibilities for conversion and development:

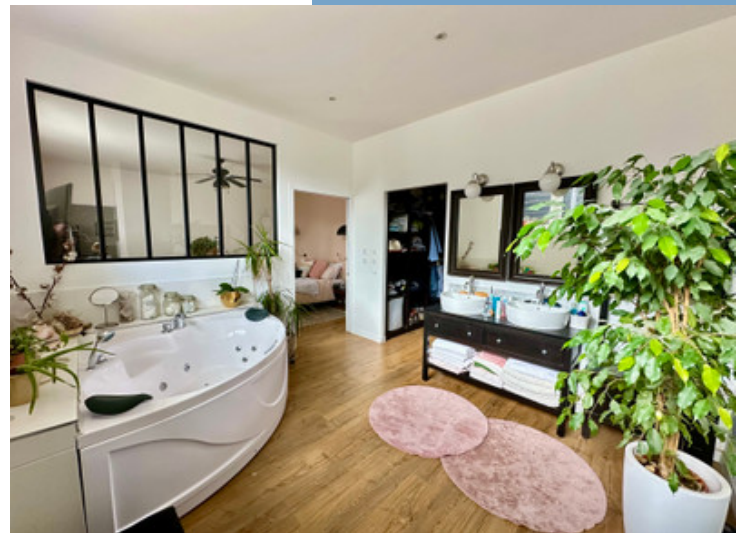
Adjoining 100 m² ground floor outbuilding with convertible attic, ideal for installing a swimming pool or creating a gîte.

Another adjoining outbuilding for renovation, which could be

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A35522HL22>

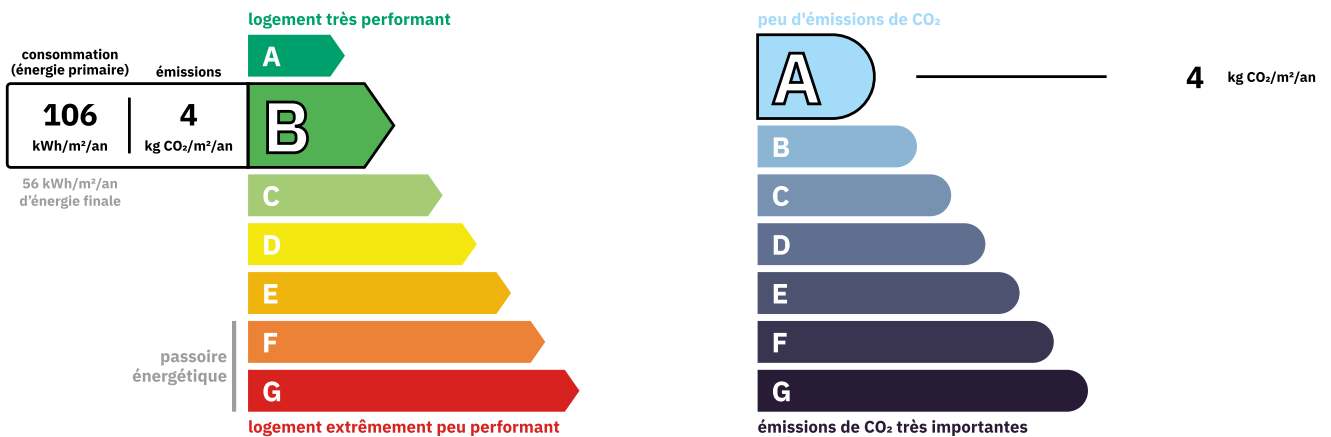
COMPLETE FILE AND PHOTO ON REQUEST





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## ENERGIE-DPE



Property **Efficient**  
Estimated annual energy costs  
between 2393 € and 3295€ for 2023

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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.

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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