LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



MAGNIFICENT 9-BEDROOM PROPERTY, SEA VIEWS, AND A SECOND HOUSE 3 MINUTES FROM PERROS-GUIREC

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PROPERTY FACT FILE

REFERENCE	A38349HL22
PRICE	€ 1,339,900 £ 0* *agency fees to be paid by the seller
BEDROOM	9
BATHROOM	3
ACCOMMODATION	345 m²
LAND	1858 m²
TOWN	Perros-Guirec
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, High speed internet, Detached

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





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- town centre with gardens, beach 800 metres away
- near Perros Guirec, Trégastel and Lannion
- renovation of second house in 2023
- indoor heated hard swimming pool 11mX5
- 360° views and photo files on request

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On the majestic Pink Granite Coast, this charming property elegantly combines Breton heritage, top-of-the-range renovation and seaside living.
Just 800 metres from the beach and close to the shops, this former presbytery and its stone guest house, renovated in 2023, offer an

DESCRIPTION

The south-facing main house spans three stories. It has a recent roof and offers refined features in keeping with the original architecture.
The ground floor comprises an entrance hall, a storeroom, a fitted kitchen, a toilet, a dining room, a bright lounge with a fireplace, a bedroom with a shower room and toilet, a wine cellar and a laundry room.Upstairs, a corridor leads to five spacious bedrooms, a large bathroom with shower and a separate toilet.In the attic, an open-plan games room and a bedroom with a shower room offer the potential for further conversion.
The second house, which is completely independent, has a warm, authentic feel. Accessed via a private entrance, it features a large living room with open fireplace, dining room and kitchen opening onto a private paved courtyard, as well as a toilet, storeroom and bicycle garage. Upstairs: two bedrooms and a large shower room with utility room. This outbuilding lends itself perfectly to top-of-the-range accommodation or luxury holiday lets.
This stone-walled property of more than 1,800 m² in the centre of town also features an 11 x 5 metre concrete swimming pool, covered and heated by a recent heat pump, with a counter-current swimming system and a depth of up to 2.5 metres. This wellness area is set in the absolute peace and quiet of the grounds, allowing you to relax in complete privacy.
Gardens and courtyards, numerous parking.



The approximate surface areas are as follows:

LARGE HOUSE
on the ground floor:...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A38349HL22
COMPLETE FILE AND PHOTO ON REQUEST

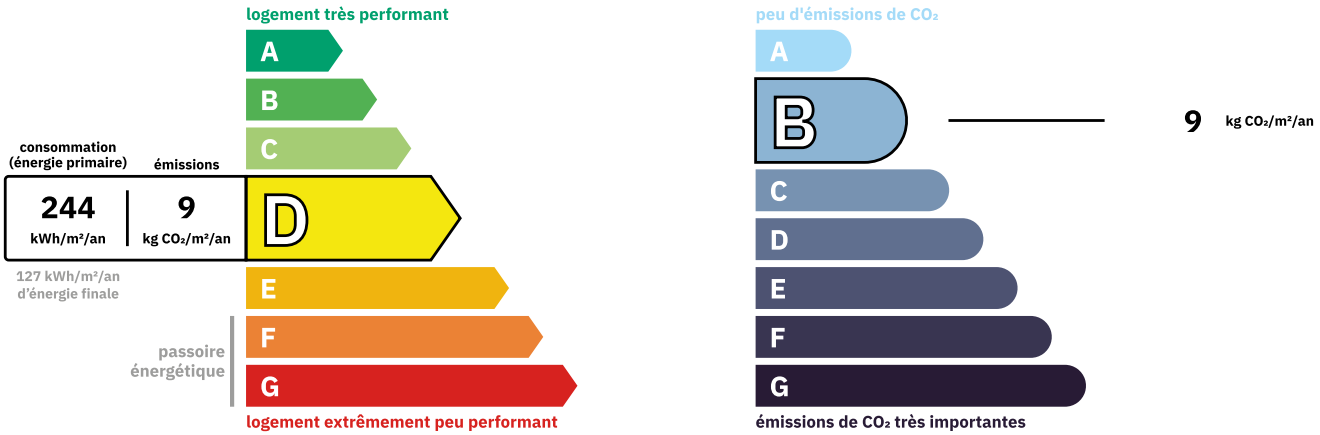
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4613 € and 6513€ for 2023

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 :A38349HL22

FILE COMPLETE AND PHOTOS ON REQUEST

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