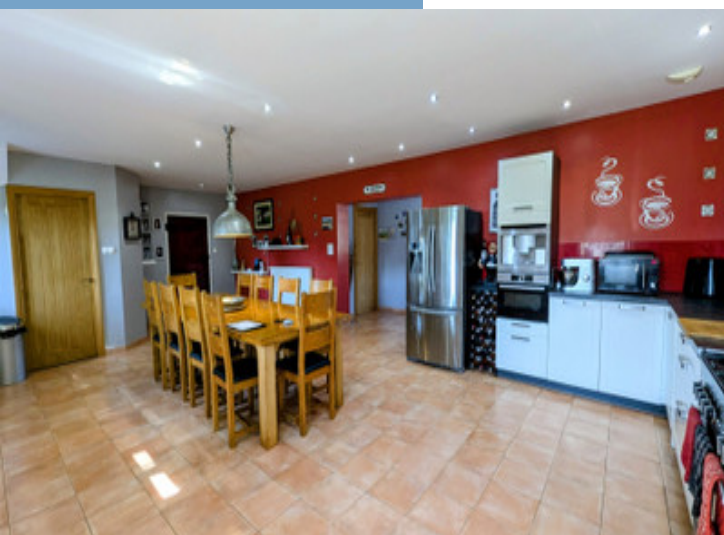




REDUCED\*EXCEPTIONAL ESTATE WITH 4  
HOUSES, OUTBUILDINGS, BARNs & 7.5 HA OF  
LAND IN PEACEFUL COUNTRYSIDE SETTING



REDUCED\*EXCEPTIONAL  
ESTATE WITH 4 HOUSES,  
OUTBUILDINGS, BARNs &  
7.5 HA OF LAND IN  
PEACEFUL COUNTRYSI...



PROPERTY FACT FILE	
REFERENCE	A39653JW56
PRICE	€ 742,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (700 000 EUR hors honoraires)</small>
BEDROOM	12
BATHROOM	5
ACCOMMODATION	695 m <sup>2</sup>
LAND	80000 m <sup>2</sup>
TOWN	Plouray
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Business opportunity
- Fully renovated and ready to move into
- Good heating systems
- Character properties
- Outbuildings

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OUTBUILDINGS, BARN &  
7.5 HA OF LAND IN  
PEACEFUL COUNTRYSIDE...

Ref : A39653JW56

Nestled in the heart of the countryside, this exceptional 8-hectare estate offers peace, space, and character. The beautifully maintained property includes four fully renovated houses (ranging from 2 to 4 bedrooms), ideal for a family estate or gîte project. Additional features include a large workshop, greenhouse, wooden outbuildings, and a

## DESCRIPTION

The property comprises:

Main House (6 rooms)

Ground floor: Entrance hall (6.8m x 4.2m), a spacious lounge/living room (10m x 12m) with patio doors opening onto a large terrace with an outdoor cooking area. Fully fitted kitchen with dining space (10m x 5.8m), WC, utility room (2.2m x 2m), and office (4.2m x 3m).

First floor: Four bedrooms (5.7m x 4.8m / 5.3m x 4m / 3.9m x 3m / 4m x 3m), including one with en-suite shower room and dressing area, plus a family bathroom (3m x 3m).

Second House (5 rooms)

Ground floor: Entrance hall (3.4m x 3.8m), lobby (4m x 3m), fully fitted kitchen/dining room (7.7m x 5.4m), utility room (2.8m x 2.2m), pantry (3m x 3m), WC, and lounge (5.4m x 4.3m).

First floor: Three bedrooms (5.8m x 4.4m / 5.4m x 5.3m / 4.4m x 2.8m), two with dressing rooms, and a family bathroom (5m x 2.4m).

Third House (4 rooms)

Ground floor: Spacious open-plan fitted kitchen/dining/lounge (14m x 4.8m) with patio doors to the terrace, utility area (3m x 2.8m), and WC.

First floor: Three bedrooms (4.8m x 4.4m / 5.5m x 2.6m / 3.2m x 2.6m) and a bathroom (4m x 2.8m).

Fourth House (4 rooms)

Ground floor: Lounge (4.6m x 4.1m) with open-plan fitted kitchen/diner (6.6m x 4.7m) and fireplace, kitchen storage area (2m x 1m), and WC.

First floor: Three bedrooms (4.7m x 4.2m / 3.6m x 2.5m / 3m x 2.5m) and a bathroom (3m x 2.5m).

Additional Features

There is also a stone 2 story studio with a WC on the first floor.

Three workshops (8.7m x 5m / 12m x 10m / 10m x 5m), all with electricity...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A39653JW56>

COMPLETE FILE AND PHOTO ON REQUEST



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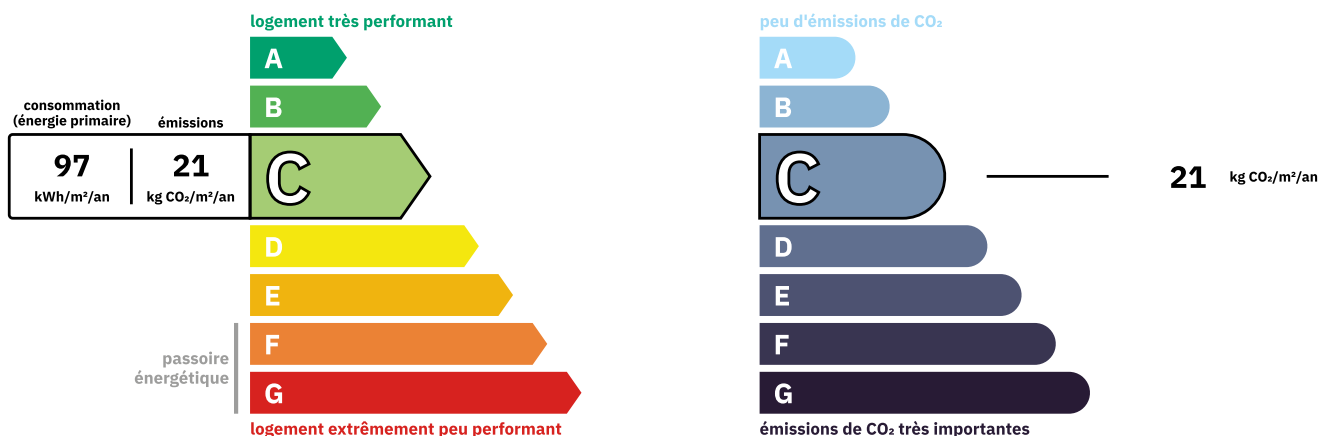


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COUNTRYSL...

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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 2110 € and 2890€ for 2021

## NOTICE

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

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.

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 : A39653JW56  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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