



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

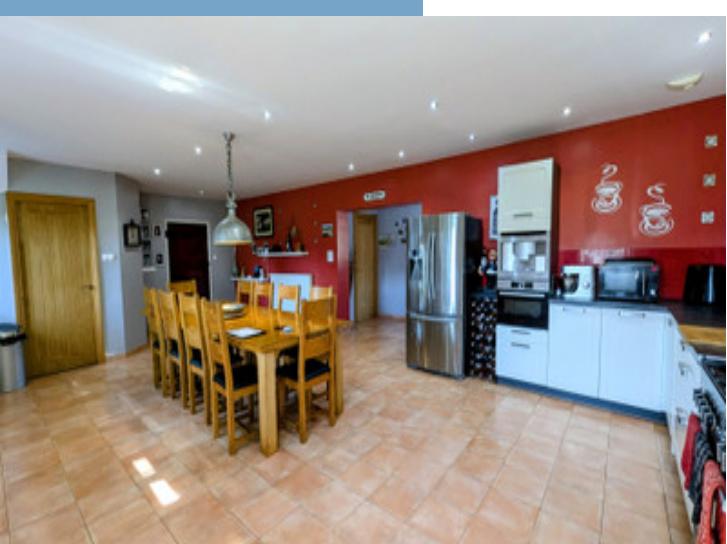
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## PROPERTY FACT FILE

REFERENCE	A39653JW56
PRICE	€ 742,000 £ 0*
	*agency fees included: 6 % TTC to be paid by the buyer (700 000 EUR hors honoraires)
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

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



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

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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://leggett prestige.com/luxury-property-for-sale/view/A39653JW56>

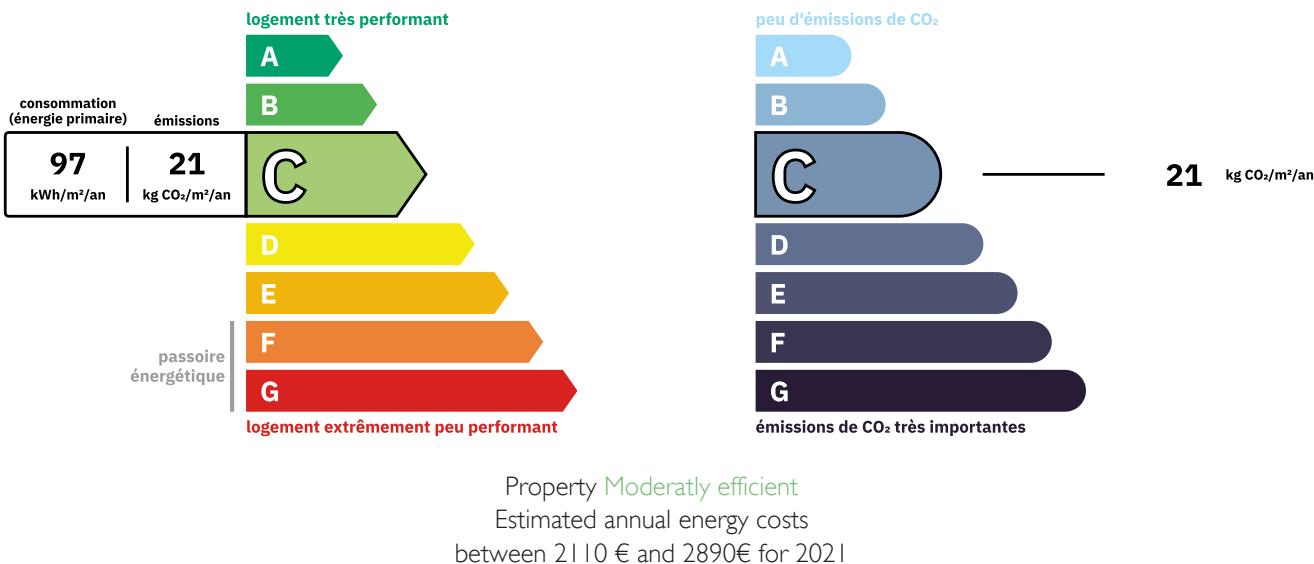
COMPLETE FILE AND PHOTO ON REQUEST

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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/>



## NOTICE

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## CONTACT

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AND PHOTOS  
ON REQUEST

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