



SUPERB 5-BEDROOM ARCHITECT-DESIGNED
HOUSE 4 KM FROM THE BEACH, 18,475 M² PLOT
OF WOODLAND AND MEADOW

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MEADO...



PROPERTY FACT FILE

REFERENCE	A3971 IHL22
PRICE	€ 567,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	5
BATHROOM	3
ACCOMMODATION	188 m ²
LAND	18475 m ²
TOWN	Plestin-les-Grèves
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, High speed internet
<small>*Price based on current exchange rate which is subject to change</small>	



- 1.4 km from PLESTIN 4.2 km from SAINT-EFFLAM beach
- 7.2 km from LOCQUIREC, 19 km from LANNION
- 18,475 m² including 5,000 m² of meadow / 9,580 m²
- Exceptional brightness, south-facing
- Nature and tranquillity, privacy, not overlooked

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In Brittany, in the Côtes d'Armor department, a stone's throw from Plestin-les-Grèves and 4 km from the beach, this contemporary property perfectly combines coastal living with a haven of nature. Located between Locquirec and the Pink Granite Coast, it enjoys a rare setting, a discreet location and a prestigious environment.

DESCRIPTION

Inside:

- Fully equipped kitchen opening onto a large, bright living room
- Three bathrooms, four toilets
- Modern comforts: gas heating (DPE D), double glazing, electric shutters
- 30 m² garage suitable for conversion
- Two separate entrances with automatic gates, easy parking

Outside

- A large terrace extends the living space into the garden, while a small terrace upstairs awaits future conversion.

The approximate surface areas are as follows:

Ground floor

Hallway 6 m²

Bedroom/office 12 m²

Toilet 1.5 m²

Bedroom 11 m²

Bathroom with toilet 7 m²

Garage 30 m²

Living room 44 m²

Kitchen/dining room 20 m²

Pantry 3.6 m²

Upstairs

Study/living room 18 m²

Bedroom 15.3 m²

Bathroom 9.7 m²

Toilet 1.5 m²

Hallway 7 m²

Bathroom with toilet 5.4 m²

Bedroom 9.7 m²

Bedroom 7 m²

Outdoor terrace to be completed 5 m²

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A3971 IHL22>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

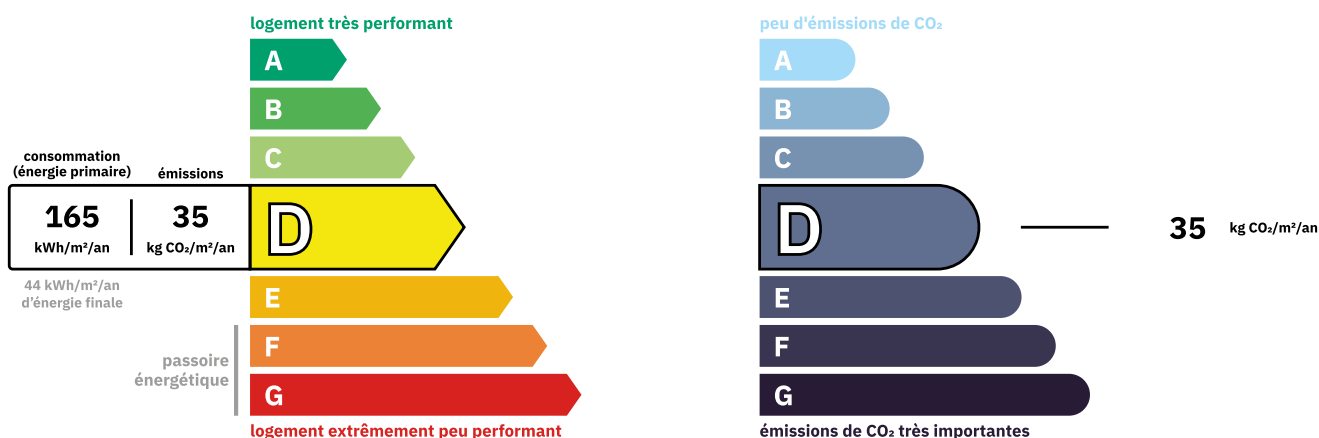
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Poorly efficient**
Estimated annual energy costs
between 3810 € and 5220€ for 2023

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.

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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 : A3971 IHL22
FILE COMPLETE
AND PHOTOS
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