



SUPERB 5-BEDROOM ARCHITECT-DESIGNED  
HOUSE 4 KM FROM THE BEACH, 18,475 M<sup>2</sup> PLOT  
OF WOODLAND AND MEADOW

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MEADO...



## PROPERTY FACT FILE

REFERENCE	A39711HL22
PRICE	€ 567,000 £ 0* *agency fees to be paid by the seller
BEDROOM	5
BATHROOM	3
ACCOMMODATION	188 m <sup>2</sup>
LAND	18475 m <sup>2</sup>
TOWN	Plestin-les-Grèves
DEPARTMENT	
LOCATION	Town property
TYPE	Maison de Vacances, House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, High speed internet

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



- 1.4 km from PLESTIN 4.2 km from SAINT-EFFLAM beach
- 7.2 km from LOCQUIREC, 19 km from LANNION
- 18,475 m<sup>2</sup> including 5,000 m<sup>2</sup> of meadow / 9,580 m<sup>2</sup>
- 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 m<sup>2</sup> 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 m<sup>2</sup>

Bedroom/office 12 m<sup>2</sup>

Toilet 1.5 m<sup>2</sup>

Bedroom 11 m<sup>2</sup>

Bathroom with toilet 7 m<sup>2</sup>

Garage 30 m<sup>2</sup>

Living room 44 m<sup>2</sup>

Kitchen/dining room 20 m<sup>2</sup>

Pantry 3.6 m<sup>2</sup>

Upstairs

Study/living room 18 m<sup>2</sup>

Bedroom 15.3 m<sup>2</sup>

Bathroom 9.7 m<sup>2</sup>

Toilet 1.5 m<sup>2</sup>

Hallway 7 m<sup>2</sup>

Bathroom with toilet 5.4 m<sup>2</sup>

Bedroom 9.7 m<sup>2</sup>

Bedroom 7 m<sup>2</sup>

Outdoor terrace to be completed 5 m<sup>2</sup>

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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://leggett prestige.com/luxury-property-for-sale/view/A39711HL22>

COMPLETE FILE AND PHOTO ON REQUEST

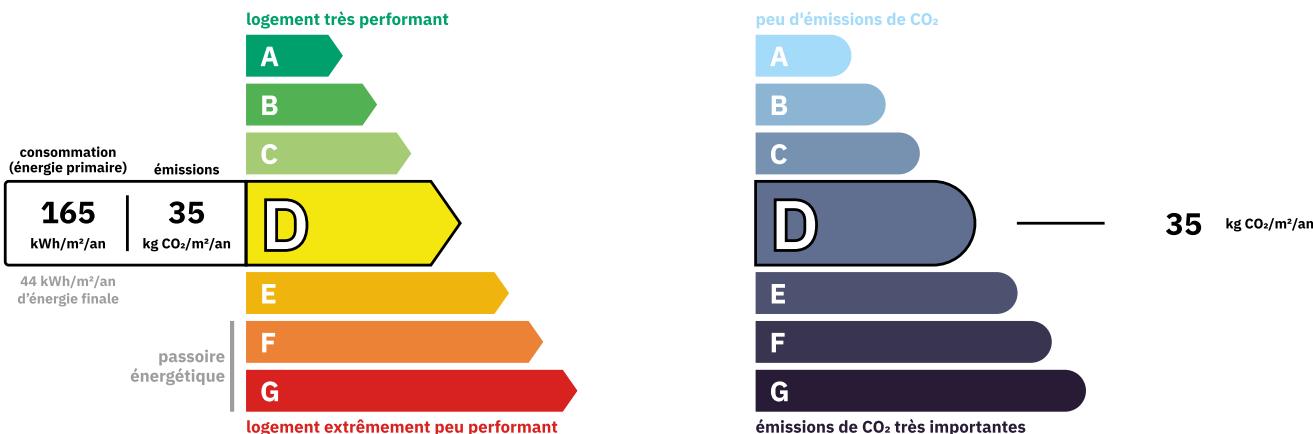


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## ENERGIE-DPE

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Property Poorly efficient

Estimated annual energy costs  
between 3810 € and 5220€ for 2023

## NOTICE

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I: 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

Réf : A39711HL22

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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