



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



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

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

Ref : A3971 IHL22

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>

-----

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

...

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

UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

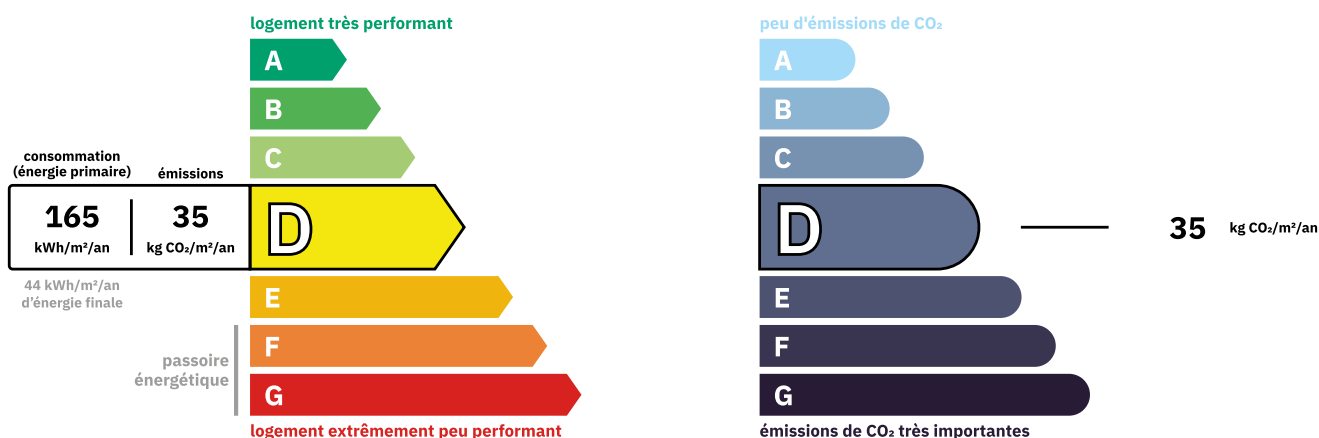


SUPERB 5-BEDROOM  
ARCHITECT-DESIGNED  
HOUSE 4 KM FROM THE  
BEACH, 18,475 M<sup>2</sup> PLOT OF  
WOODLAND AND MEADO...

Ref : A3971 IHL22

## ENERGIE-DPE

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



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.

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 : A3971 IHL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)