



A STUNNING PROPERTY CONSISTING OF A  
MAIN HOUSE, GITES, OUTBUILDINGS AND LAND,  
CLOSE TO BEAUTIFUL BEACHES.

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CONSISTING OF A MAIN  
HOUSE, GITES,  
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LAND, CLOSE TO  
BEAUTIFUL BEA...



PROPERTY FACT FILE	
REFERENCE	A43932EDA29
PRICE	€ 965,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (919 000 EUR hors honoraires)
BEDROOM	10
BATHROOM	9
ACCOMMODATION	448 m <sup>2</sup>
LAND	12574 m <sup>2</sup>
TOWN	Cast
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Immediate income potential.
- Recently renovated.
- Possibility of converting further outbuildings.
- Close to many places of interest.
- Good sized gardens and land.

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This beautiful property has been carefully and thoughtfully renovated by its current owners. Ideally situated approximately 10 minutes from the magnificent beaches of the bay of Douarnenez and from the medieval town of Locronan, the property has very successfully hosted guests as a chambres d'hôtes and gîtes for several years. Currently

## DESCRIPTION

Property description (all measurements are approximate). Areas of a room with a height of under 1.8m are not considered habitable space, thus giving, for some rooms, the habitable surface area and the surface area at floor level.

Main house:

Basement with plumbing for automatic washing machine - 16.97m<sup>2</sup>.

Ground floor:

Fitted kitchen with range cooker and built-in microwave oven, door to veranda and arch to sitting room - 13.54m<sup>2</sup>.

Sitting room with wood burner - 23.5m<sup>2</sup>.

Entrance hall - 9.59m<sup>2</sup>.

Dining room with closed chimney - 23.07m<sup>2</sup>.

Study accessed from the stairs between the ground floor and first floor - 13.52m<sup>2</sup>.

First floor:

Landing with 2 storage cupboards, each housing a hot water tank - 9.75m<sup>2</sup>.

Bedroom/studio with corner fitted kitchen with a sink - 22.8m<sup>2</sup> with ensuite bathroom with bath, separate shower, hand basin and WC - 10.18m<sup>2</sup>.

Bedroom/studio with built-in cupboards and fitted corner kitchen with a sink - 21.17m<sup>2</sup> with ensuite bathroom consisting of bath, separate shower, handbasin and WC - 10.53m<sup>2</sup>.

Reading area - 4.59m<sup>2</sup>.

Second floor:

Landing with 2 cupboards, one of which houses a hot water tank - 7.23m<sup>2</sup>.

Bedroom - 13.34m<sup>2</sup> habitable surface / 14.76m<sup>2</sup> at floor level - ensuite shower room with shower, hand basin and WC - 3.94m<sup>2</sup>

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43932EDA29>

COMPLETE FILE AND PHOTO ON REQUEST

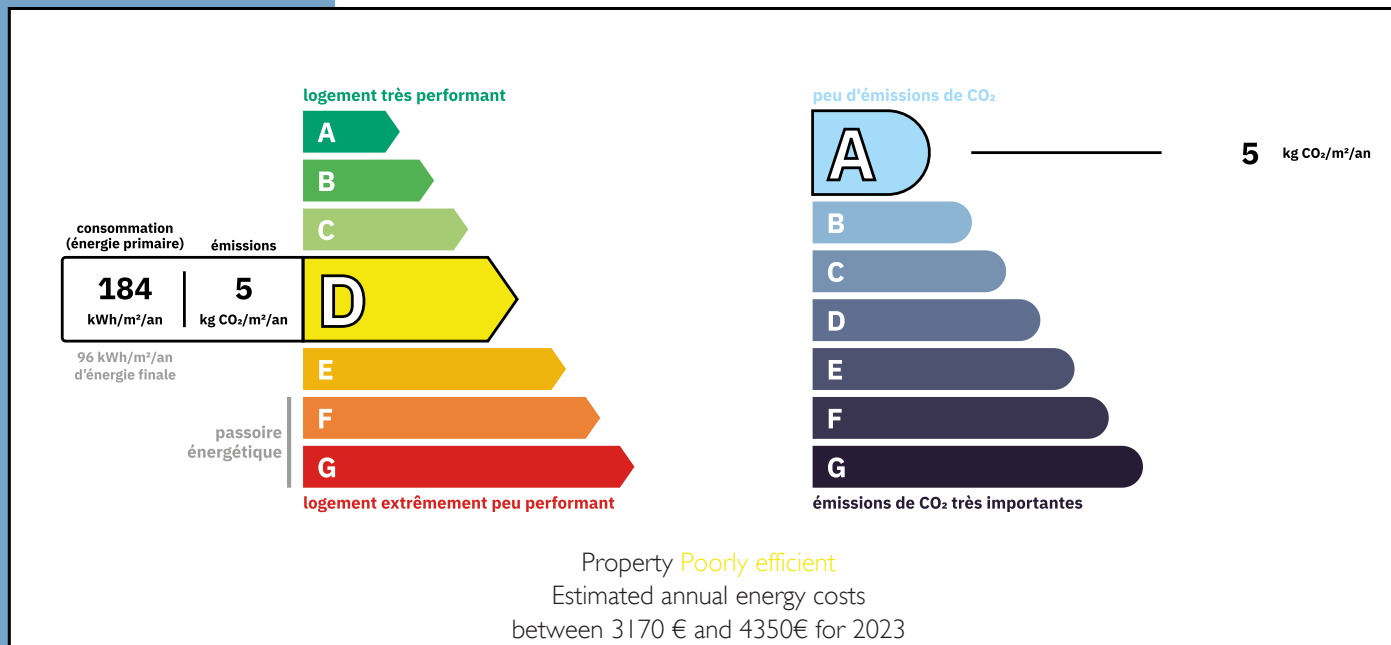


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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