

THREE HOUSE GITE COMPLEX WITH LAND JUST OUTSIDE OF LOGUIVY PLOUGRAS - INCOME POTENTIAL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A44842NCL22
PRICE	€ 662,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (625 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	3
ACCOMMODATION	230 m²
LAND	5650 m²
TOWN	Loguivy-Plougras
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings

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





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- Main two bedroom house with amazing views
- Two Gites
- Small paddock and well maintained garden
- Recent works - Fantastic condition
- Income potential

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Nestled in a peaceful and private countryside setting near Loguivy-Plougras, this beautifully presented complex of THREE houses offers an exceptional lifestyle opportunity with excellent income potential, stunning panoramic views, and charming character features throughout. Comprising a superbly renovated main house together



DESCRIPTION

The main house is in immaculate condition and benefits from underfloor heating, creating a warm and comfortable home all year round. The ground floor offers a spacious open-plan living room and fitted kitchen, perfectly designed for modern living and entertaining, together with a WC and practical utility room. Upstairs, there are two bedrooms and a stylish shower room, all enjoying lovely countryside views.

In addition, the property includes a beautifully renovated independent two-bedroom gîte, full of original stone character. The ground floor comprises an open-plan living and kitchen area, while upstairs are two comfortable bedrooms and a shower room, making it ideal for holiday rentals or visiting family and friends.



A charming one-bedroom gîte completes the accommodation, offering a cosy open-plan living space on the ground floor with an upstairs bedroom and shower room, perfect for couples seeking a tranquil retreat.

Outside, the grounds are enhanced by magnificent mature trees and breathtaking uninterrupted views across the surrounding countryside, creating a truly idyllic environment. The property also benefits from a stone storage outbuilding and an impressive large stone barn offering exciting potential for conversion, subject to the necessary permissions.

Despite its peaceful location, the property remains conveniently situated. The village of Loguivy-Plougras is within easy reach, while the larger towns of:

Morlaix — approximately 25 minutes
Guingamp — a...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44842NCL22

COMPLETE FILE AND PHOTO ON REQUEST

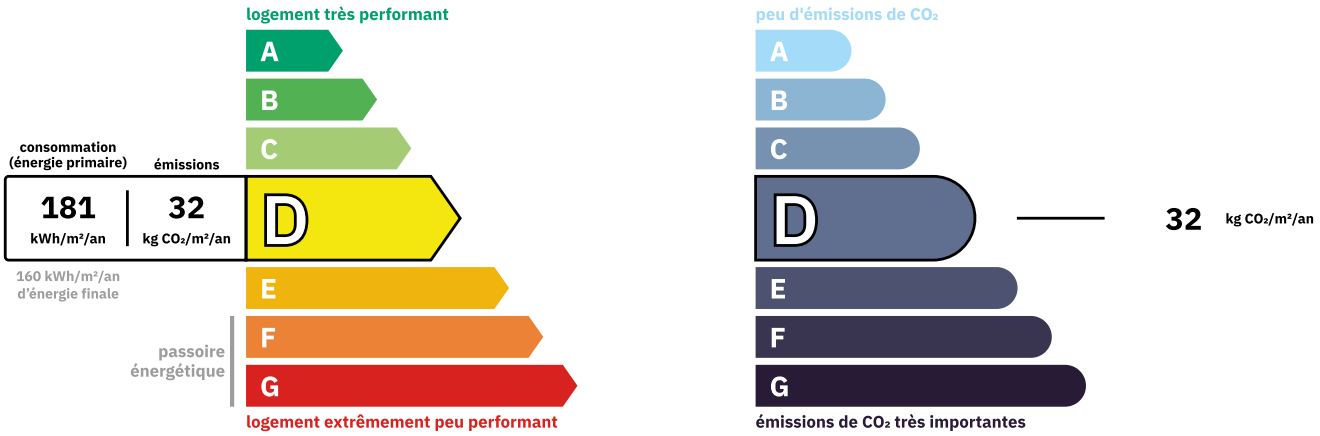
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1720 € and 2370€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A44842NCL22
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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