



CHARACTER ESTATE ON 3.6 HECTARES NEAR THE COAST



PROPERTY FACT FILE	
REFERENCE	A44849HL22
PRICE	€ 748,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (713 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	283 m ²
LAND	36883 m ²
TOWN	Ploumilliau
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Other Drainage, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Generous living room with stone fireplace
- Carefully renovated throughout
- Nearly 283 sqm of living accommodation
- Close to the beaches of the Pink Granite Coast
- 3.6-hectare estate with gardens, woodland and past

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Nestled in a peaceful and unspoiled setting just minutes from the beaches of the Pink Granite Coast, this authentic Breton property brings together several traditional stone buildings arranged around a charming courtyard. Offering nearly 283 sqm of living space, the estate extends over 3.6 hectares of gardens, woodland and

DESCRIPTION

The property offers nearly 283 sqm of living space, divided between an original character longhouse of approximately 180 sqm and a renovated wing of around 120 sqm. The main house comprises a spacious living room of over 40 sqm with a stone fireplace and Finnish Scandinavian wood-burning stove, a second sitting room with ornamental fireplace, a kitchen, a shower room and a separate WC. Upstairs are a bedroom of approximately 36 sqm with an ornamental fireplace, a second attic-style bedroom of around 20 sqm floor area, a bathroom with both bathtub and shower, and a separate WC. The top floor accommodates a large bedroom with office space of approximately 36 sqm floor area. The renovated section includes a fitted and equipped kitchen of 23.5 sqm, a bright 34 sqm cathedral-style living and dining room opening onto the garden through a large picture window, a utility room, a 24 sqm bedroom, a shower room with WC, and two attic-style bedrooms of approximately 24 sqm and 25 sqm floor area. The property offers a total of 6 bedrooms, 3 living areas, 2 kitchens, 1 bathroom, 2 shower rooms and 3 WCs. Underfloor heating in the renovated section, heat pump, double glazing and compliant private drainage system. Outbuildings include a garage of approximately 50 sqm, a workshop of approximately 15 sqm, a wood store of approximately 50 sqm and a well. The 3.6-hectare estate comprises gardens, woodland and pastureland, offering the possibility of keeping a few horses. Property tax for 2025: ...



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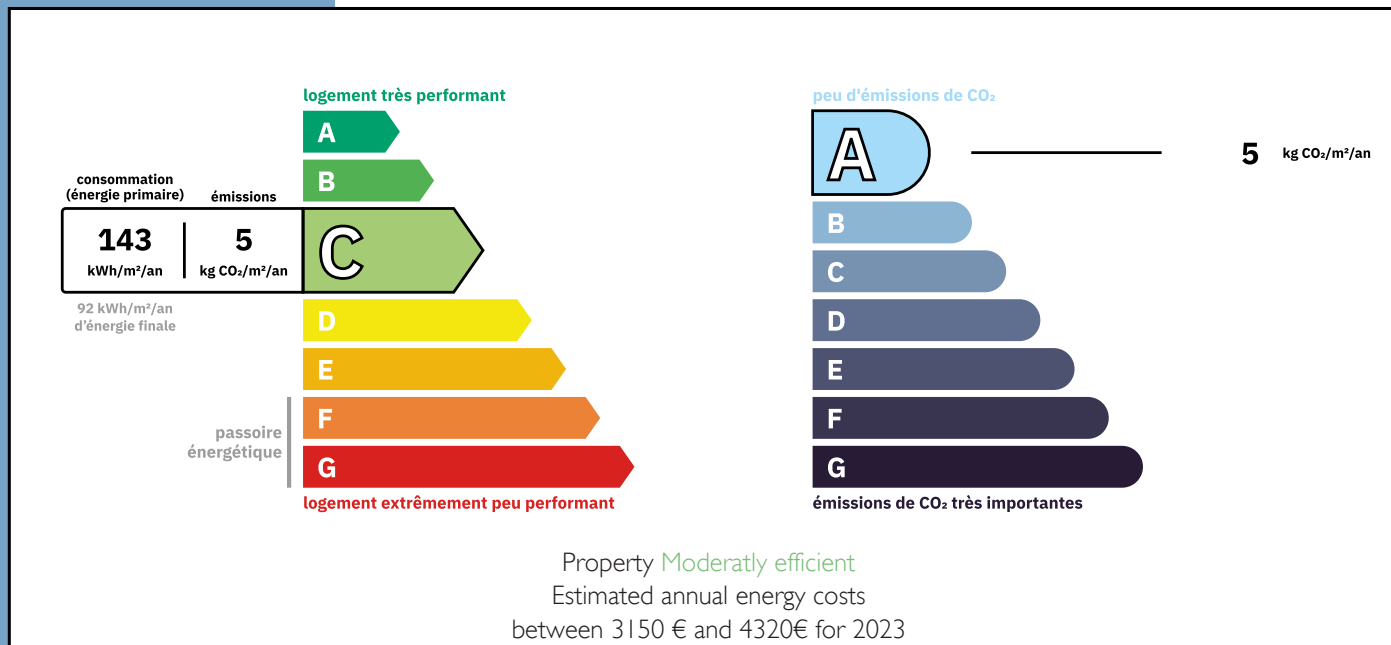
COMPLETE FILE AND PHOTO ON REQUEST

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CONTACT

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AND PHOTOS
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