

CHARACTER ESTATE ON 3.6 HECTARES NEAR THE COAST

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
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PROPERTY FACT FILE

REFERENCE	A44849HL22
PRICE	€ 747,950 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (713 000 EUR hors honoraires)
BEDROOM	6
BATHROOM	3
ACCOMMODATION	283 m²
LAND	36883 m²
TOWN	Ploumilliau
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Private drainage, Garage, Private parking

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





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- 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: ...





More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44849HL22

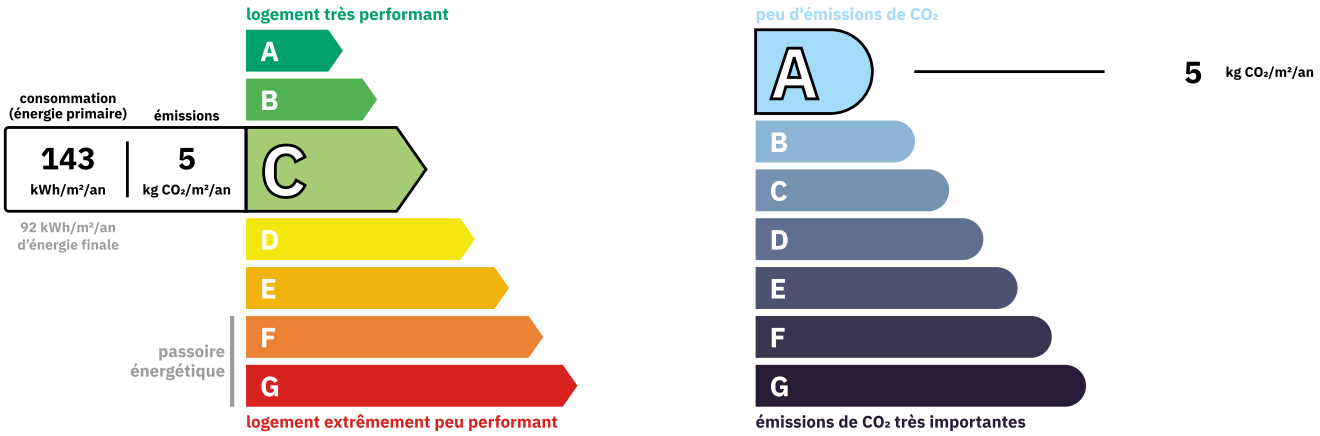
COMPLETE FILE AND PHOTO ON REQUEST

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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



Property Moderatly efficient
Estimated annual energy costs
between 3150 € and 4320€ for 2023

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

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FILE COMPLETE AND PHOTOS ON REQUEST

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