



MANOR HOUSE CÔTE DE GRANIT ROSE LAND  
11628 M<sup>2</sup>



PROPERTY FACT FILE	
REFERENCE	A35522HL22
PRICE	€ 901,000 £ 0* <small>*agency fees included: 6 % TTC to be paid by the buyer (850 000 EUR hors honoraires)</small>
BEDROOM	7
BATHROOM	4
ACCOMMODATION	300 m <sup>2</sup>
LAND	11628 m <sup>2</sup>
TOWN	Louannec
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Louannec seaside resort near Perros-Guirec
- 5 minutes from the beaches
- conversion and development potential
- Exceptional plot of 11,628 m<sup>2</sup>.
- virtual visit on request

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Situated in Brittany, in the Côtes-d'Armor region (22), near Lannion and on the outskirts of Louannec, this elegant 300 m<sup>2</sup> manor house enjoys a privileged location on the Pink Granite Coast, just a few minutes from the beaches and wild coastline. Renovated with care and refinement, it stands in 11,628 m<sup>2</sup> of grounds, including a wooded

## DESRIPTIF

This vast character residence offers generous living space spread over several levels, with plenty of comfortable, light-filled living areas. Indicative m<sup>2</sup> measurements

Ground floor:

- 10 m<sup>2</sup> entrance hall
- Toilet
- Spacious 31 m<sup>2</sup> living room with open fireplace.
- 20 m<sup>2</sup> lounge/library
- 11 m<sup>2</sup> dining room
- 17 m<sup>2</sup> kitchen
- 16 m<sup>2</sup> utility room
- 11 m<sup>2</sup> storeroom
- 12 m<sup>2</sup> sports room
- 45 m<sup>2</sup> master suite with bathroom, shower room, toilet and dressing room

Half landing :

- Two bedrooms of 9 m<sup>2</sup> each
- 4 m<sup>2</sup> shower room with toilet

First floor: spacious bedrooms with en-suite shower rooms

- 23 m<sup>2</sup> bedroom with 4 m<sup>2</sup> shower room and toilet
- 20 m<sup>2</sup> bedroom with 6 m<sup>2</sup> shower room and toilet

Second floor :

This floor, whose layout has yet to be finalised, offers a number of possibilities

- Two bedrooms (9 m<sup>2</sup> and 10 m<sup>2</sup>) to be customised as required.
- Shower room (4 m<sup>2</sup> floor surface area) and toilet (2 m<sup>2</sup> floor surface area) awaiting completion, providing additional sanitary space.

Outbuildings and annexes: great conversion potential

In addition to the main house, several outbuildings enhance the property, offering numerous possibilities for conversion and development:

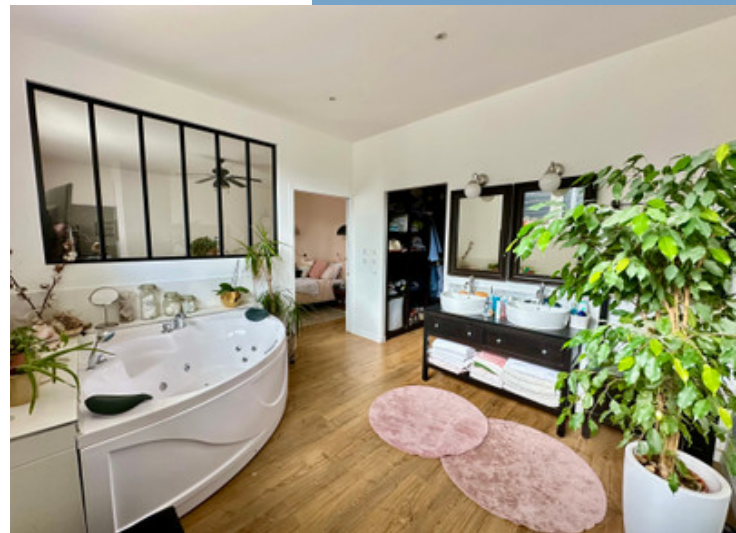
Adjoining 100 m<sup>2</sup> ground floor outbuilding with convertible attic, ideal for installing a swimming pool or creating a gîte.

Another adjoining outbuilding for renovation, which could be

More Online :

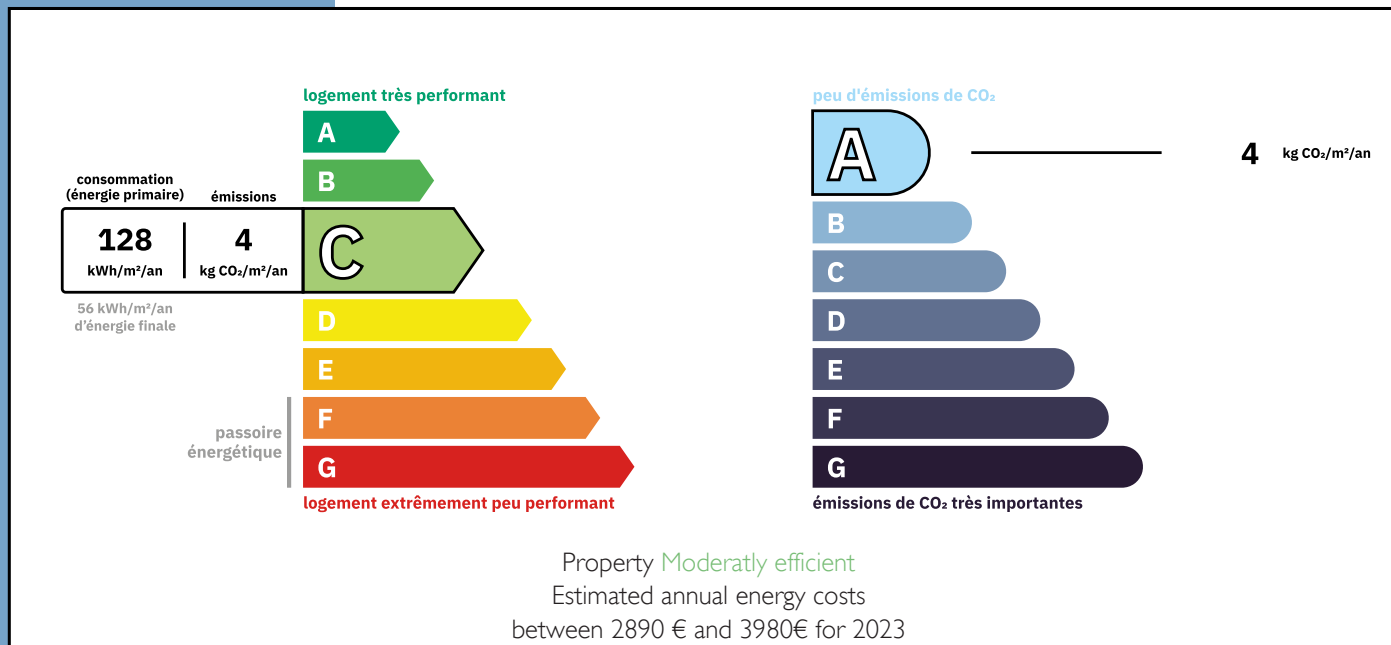
<https://leggettprestige.com/luxury-property-for-sale/view/A35522HL22>

COMPLETE FILE AND PHOTO ON REQUEST



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## ENERGIE-DPE



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## CONTACT

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