



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





## PROPERTY FACT FILE

|               |   |
|---------------|---|
| REFERENCE     | A35522HL22  |
| PRICE         | € 878,560<br>£ 0*<br>*agency fees included: 3 % TTC<br>to be paid by the buyer<br>(850 000 EUR hors honoraires) |
| 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<br>Breakfast, House   |
| CONDITION     | Good condition  |
| FEATURES      | Mains Drains, Garage, Private<br>parking  |

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

- Louannec seaside resort near Perros-Guirec
- 5 minutes from the beaches
- conversion and development potential
- Exceptional plot of 16128 m².
- virtual visit on request

MANOR HOUSE CÔTE DE  
GRANIT ROSE LAND  
11628 M² ...

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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 m² 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 m² of grounds, including a wooded

## DESCRIPTION

This vast character residence offers generous living space spread over several levels, with plenty of comfortable, light-filled living areas. Indicative m² measurements

Ground floor:

- 10 m² entrance hall
- Toilet
- Spacious 31 m² living room with open fireplace.
- 20 m² lounge/library
- 11 m² dining room
- 17 m² kitchen
- 16 m² utility room
- 11 m² storeroom
- 12 m² sports room
- 45 m² master suite with bathroom, shower room, toilet and dressing room

Half landing :

- Two bedrooms of 9 m² each
- 4 m² shower room with toilet

First floor: spacious bedrooms with en-suite shower rooms

- 23 m² bedroom with 4 m² shower room and toilet
- 20 m² bedroom with 6 m² shower room and toilet

Second floor :

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

- Two bedrooms (9 m² and 10 m²) to be customised as required.
- Shower room (4 m² floor surface area) and toilet (2 m² 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:

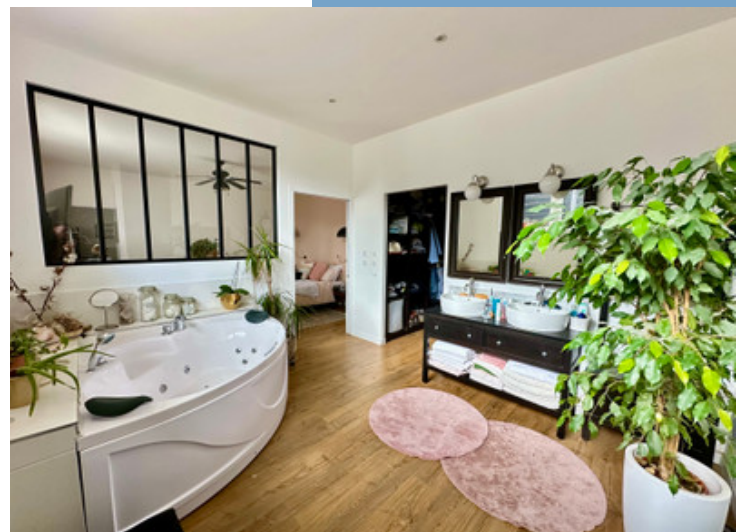
Adjoining 100 m² ground floor outbuilding with convertible attic, ideal for installing a swimming pool or creating a gîte.

Another adjoining outbuilding for renovation, which could be

More Online :

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

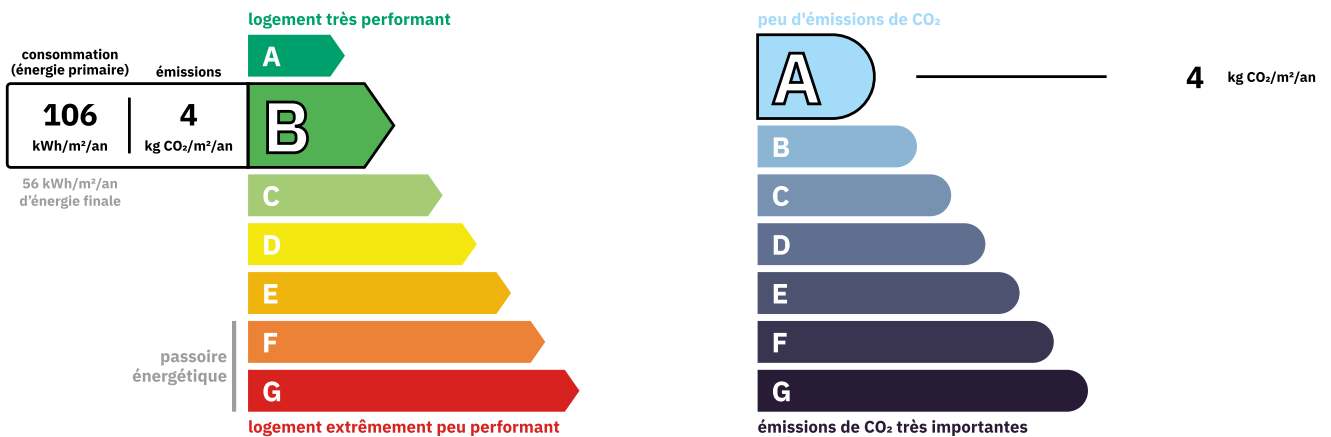
COMPLETE FILE AND PHOTO ON REQUEST





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## ENERGIE-DPE



Property **Efficient**  
Estimated annual energy costs  
between 2393 € and 3295€ for 2023

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. 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 : A35522HL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)