



SUPERB FAMILY HOUSE AND 2 OTHER STONE  
DWELLINGS, 8 BEDROOMS, LARGE WOODED  
PARK 10 MINUTES FROM THE BEACHES



SUPERB FAMILY HOUSE  
AND 2 OTHER STONE  
DWELLINGS, 8  
BEDROOMS, LARGE  
WOODED PARK 10  
MINUTES FROM THE B...



## PROPERTY FACT FILE

REFERENCE	A36714HL22
PRICE	€ 575,850 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	8
BATHROOM	4
ACCOMMODATION	288 m <sup>2</sup>
LAND	7803 m <sup>2</sup>
TOWN	Ploumilliau
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Other Drainage, River Frontage, Garage

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





- Charm, space, parkland, tranquillity
- Near beach, City of Lannion , Perros-Guirec
- TGV train to Paris from Plouaret 12 minutes
- Ploumilliau, a pretty village in the Trégor region
- 360° panoramic views on request

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Close to the town of Lannion and the beautiful beaches of this region of the Côtes d'Armor (Côte de Granit Rose, Perros-Guirec, Trebeurden, Saint-Michel en grève), on the outskirts of the charming village of Ploumilliau, this is a superb family property in wooded

## DESCRIPTIF

The approximate surface areas of the rooms are as follows:

- main house:

GROUND FLOOR

hall 12 m<sup>2</sup>

kitchen 20 m<sup>2</sup>

living room open fireplace 20 m<sup>2</sup>

living room veranda wood burner 39 m<sup>2</sup>

shower room toilets 4 m<sup>2</sup>

bathroom toilets 4 m<sup>2</sup>

toilets

1st FLOOR

hallway 4.1 m<sup>2</sup>

bedroom 21 m<sup>2</sup>

bedroom 19 m<sup>2</sup>

attic bedroom 9.5 m<sup>2</sup>

2nd FLOOR

attic bedroom 7.2 m<sup>2</sup> (floor area 16 m<sup>2</sup>)

attic bedroom 8.3 m<sup>2</sup> (floor area 17.8 m<sup>2</sup>)

- second house:

GROUND FLOOR

living room 39 m<sup>2</sup>

kitchen 13 m<sup>2</sup>

shower room toilets

1st FLOOR

attic bedroom 11 m<sup>2</sup> (floor area 21.6 m<sup>2</sup>)

attic bedroom 11 m<sup>2</sup> (floor area 21.8 m<sup>2</sup>)

-third dwelling:

GROUND FLOOR

lounge/open plan kitchen 27 m<sup>2</sup>

shower room toilets

MEZZANINE

attic bedroom 13 m<sup>2</sup> (floor area 25 m<sup>2</sup>)

- outbuildings

garage with attic 46 m<sup>2</sup> floor space

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36714HL22>

COMPLETE FILE AND PHOTO ON REQUEST

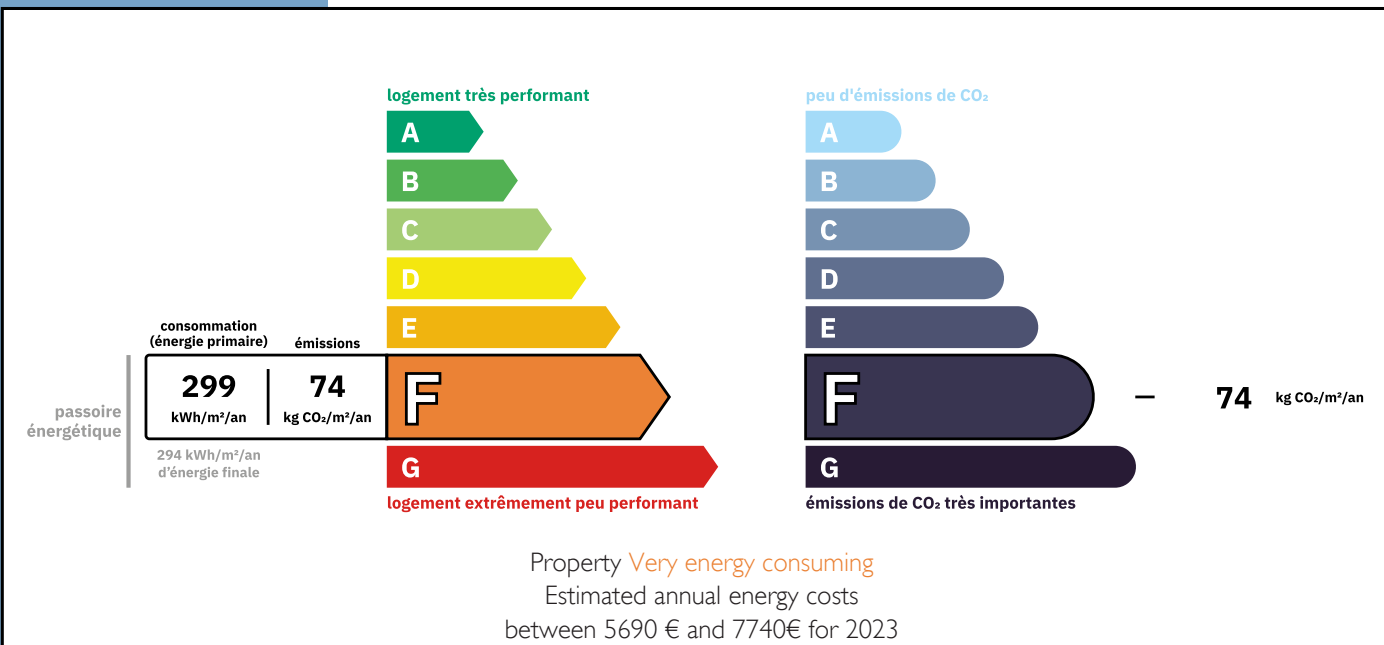


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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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