







SUPERB 5-BEDROOM ARCHITECT-DESIGNED HOUSE 4 KM FROM THE BEACH, 18,475 M² PLOT OF WOODLAND AND MEADOW

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ARCHITECT-DESIGNED
HOUSE 4 KM FROM THE
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WOODLAND AND





PROPERTY FACT FILE

REFERENCE A39711HL22

PRICE € 567,000

£ 0*

*agency fees to be paid by the seller

BEDROOM 5

BATHROOM 3

ACCOMMODATION 188 m²

LAND 18475 m²

TOWN Plestin-les-Grèves

DEPARTMENT

LOCATION Town property

TYPE Maison de Vacances, House

CONDITION Good condition

FEATURES Other Drainage, Garage, High

speed internet

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





- I.4 km from PLESTIN 4.2 km from SAINT-EFFLAM beach
- 7.2 km from LOCQUIREC, 19 km from LANNION
- 18,475 m² including 5,000 m² of meadow / 9,580 m²
- Exceptional brightness, south-facing
- Nature and tranquillity, privacy, not overlooked

In Brittany, in the Côtes d'Armor department, a stone's throw from Plestin-les-Grèves and 4 km from the beach, this contemporary property perfectly combines coastal living with a haven of nature. Located between Locquirec and the Pink Granite Coast, it enjoys a rare setting, a discreet location and a prestigious environment.

DESCRIPTIF

Inside:

- Fully equipped kitchen opening onto a large, bright living room
- Three bathrooms, four toilets
- Modern comforts: gas heating (DPE D), double glazing, electric shutters
- 30 m² garage suitable for conversion
- Two separate entrances with automatic gates, easy parking Outside
- A large terrace extends the living space into the garden, while a small terrace upstairs awaits future conversion.

The approximate surface areas are as follows:

Ground floor

Hallway 6 m²

Bedroom/office 12 m²

Toilet 1.5 m²

Bedroom II m²

Bathroom with toilet 7 m²

Garage 30 m²

Living room 44 m²

Kitchen/dining room 20 m²

Pantry 3.6 m²

Upstairs

Study/living room 18 m²

Bedroom 15.3 m²

Bathroom 9.7 m²

Toilet 1.5 m²

Hallway 7 m²

Bathroom with toilet 5.4 m²

Bedroom 9.7 m²

Bedroom 7 m²

Outdoor terrace to be completed 5 m²

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

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A39711HL22 COMPLETE FILE AND PHOTO ON REQUEST SUPERB 5-BEDROOM ARCHITECT-DESIGNED HOUSE 4 KM FROM THE BEACH, 18,475 M² PLOT OF WOODLAND AND MEADO...

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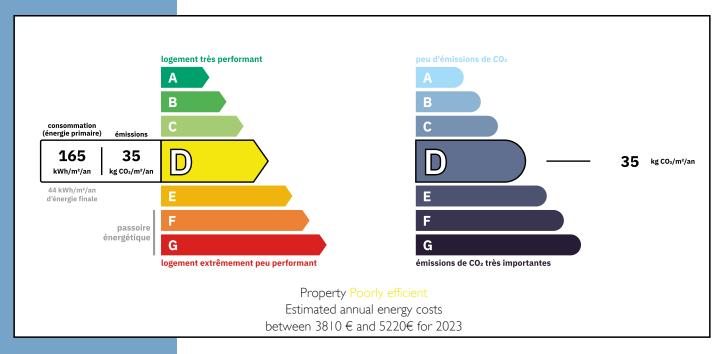


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ENERGIE-DPE



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CONTACT

Réf :A39711HL22 FILE COMPLETE AND PHOTOS ON REQUEST



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