LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



FISHERMAN'S COTTAGE WITH A GARDEN RIGHT ON THE WATERFRONT AT PLOUMANAC'H HARBOUR

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PROPERTY FACT FILE

REFERENCE	A46514HL22
PRICE	€ 696,800 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (670 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	2
ACCOMMODATION	130 m²
LAND	763 m²
TOWN	PLOUMANACH
DEPARTMENT	
LOCATION	Close to golf course
TYPE	Maison de Vacances, House, Villa
CONDITION	Good condition
FEATURES	Mains drainage, High speed internet, Close to golf course

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





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- Perros-Guirec, heart of the Pink Granite Coast
- Traditional stone house
- 5 bedrooms, 2 shower rooms
- Exceptional sea views
- Ploumanac'h: France's Favourite Village 2015

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Overlooking the harbour of Ploumanac'h, in one of the most iconic locations on the Pink Granite Coast, this granite fisherman's cottage enjoys an exceptional front-row location, offering a unique lifestyle in tune with the tides. Renovated and extended from 2016 onwards, it combines the charm of the past with the comfort of a recent



DESCRIPTION

With approximately 130 m² of living space on an enclosed plot of 763 m², the house is arranged over two floors. The ground floor comprises a 21 m² living room with a fireplace and wood-burning stove, a separate, fitted and equipped kitchen of 12 m² opening directly onto the garden, as well as three ground-floor bedrooms measuring 20.6 m², 10.6 m² and 9.5 m², one of which has its own toilet and washbasin. Two shower rooms, a separate toilet and several storage areas complete this level.
Upstairs, a landing leads to two lovely bedrooms measuring 17.6 m² and 17.4 m², both fitted with built-in wardrobes, as well as a third toilet with a washbasin.
Heating is provided by a wood-burning stove, supplemented by individual electric radiators. The double-glazed aluminium and PVC windows, rock wool insulation in the loft (20 cm) and partial wall insulation all contribute to the house's thermal comfort. The property is connected to fibre-optic broadband and is connected to the mains drainage system in accordance with regulations.
Outside, the landscaped garden, fully enclosed by stone walls approximately two metres high, offers a private and secluded setting. A terrace of approximately 20 m², a recently built garden shed, a wood store and a pleasant courtyard complete the property.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr
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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46514HL22
COMPLETE FILE AND PHOTO ON REQUEST

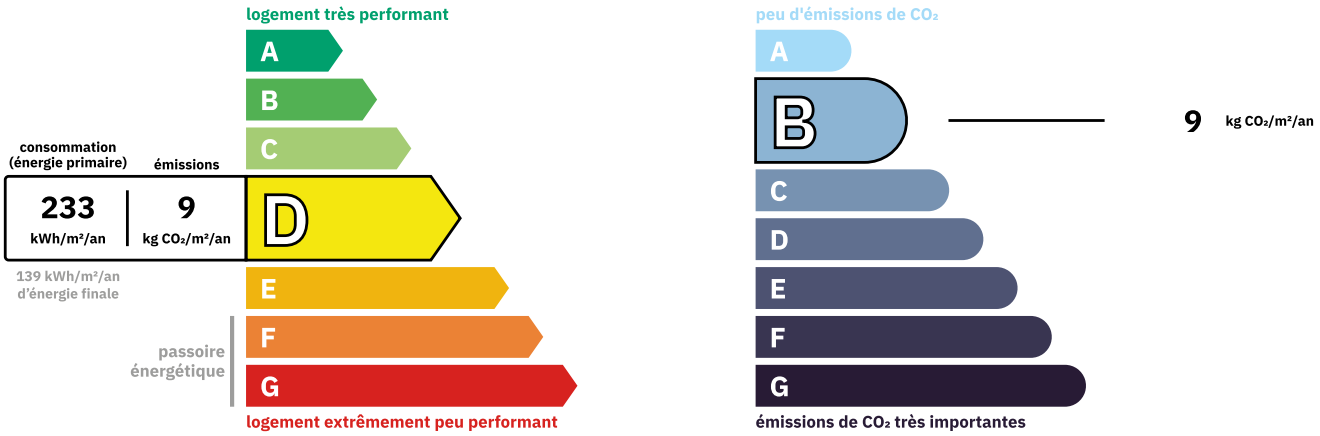
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ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2330 € and 3190€ 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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A46514HL22
FILE COMPLETE AND PHOTOS ON REQUEST

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