LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A COLLECTION OF 6 CHARMING HOLIDAY COTTAGES WITH 17 BEDROOMS, 2 KM FROM THE BEACHES, WITH A SWIMMING POOL AND

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 0870011515l Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A47194HL22
PRICE	€ 760,000 £ 0* *agency fees to be paid by the seller
BEDROOM	17
BATHROOM	12
ACCOMMODATION	470 m²
LAND	8186 m²
TOWN	Plestin-les-Grèves
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Private drainage, Barns - outbuildings, Detached

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

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- The North Brittany coast with its wonderful climat
- 2 km from the beaches
- 6 self-catering stone cottages, 19 bedrooms
- Secluded/peaceful
- Between Morlaix and Lannion, easily accessible

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In Plestin-les-Grèves, in the Côtes-d'Armor, Brittany, a rare and charming property, set in a peaceful, leafy and unspoilt setting. Located just 2 km from the beautiful beaches of Saint-Michel-en-Grève and Saint-Efflam, this is an exceptional setting for a tourist business, event venue or a new life project.



DESCRIPTION

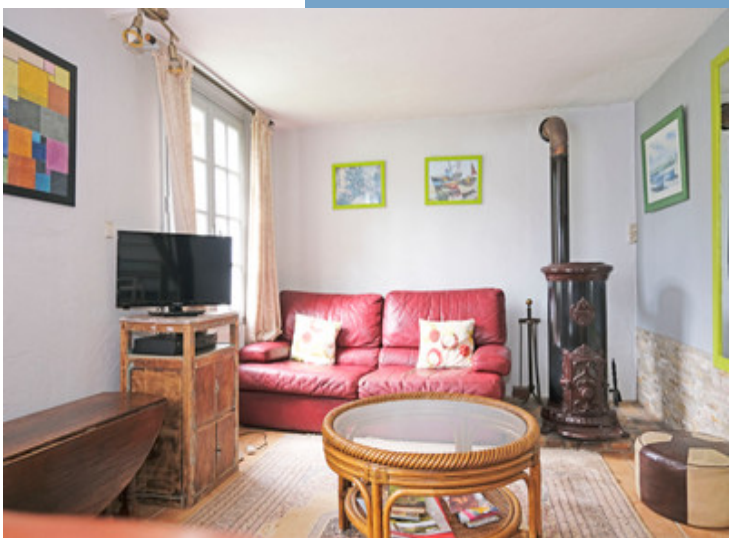
The 6 holiday cottages
Cottage 1 – approx. 98 m²
On two levels: open-plan kitchen leading into the dining/living room, 3 bedrooms, 2 shower rooms, 2 WCs, central heating, wood-burning stove, terrace and private garden.
Sleeps: up to 6 people.



Cottage 2 – approx. 85 m²
Spread over two floors: open-plan kitchen and dining room, 2 bedrooms (including one en suite), shower room, 2 toilets, terrace and private garden.
Capacity: up to 4 people.

Holiday home 3 – approx. 63 m²
Spread over two floors: entrance hall, conservatory, lounge, open-plan kitchen, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove and private garden.
Capacity: up to 6 people.

Holiday cottage 4 – approx. 109 m²
On two levels: kitchen opening onto the lounge/dining room, 4 bedrooms (including one en suite), shower room, 2 toilets, central heating, wood-burning stove, terrace and private garden.
Capacity: up to 8 people.



Cottage 5 – approx. 66 m²
On two levels: open-plan kitchen leading into the lounge/dining room, 3 bedrooms, shower rooms, bathroom, 2 WCs, large conservatory, central heating, wood-burning stove and private garden.
Sleeps: up to 6 people.

Cottage 6 – approx. 76 m²
On two levels: entrance hall, veranda, kitchen opening onto a TV area, dining room and lounge, 3 bedrooms, 2 shower rooms, 2 WCs, central heating, wood-burning stove, terrace and private garden.
Capacity: up to 6 people.

In total, the estate offers 17 bedrooms, 25 rooms and approximately

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47194HL22

COMPLETE FILE AND PHOTO ON REQUEST

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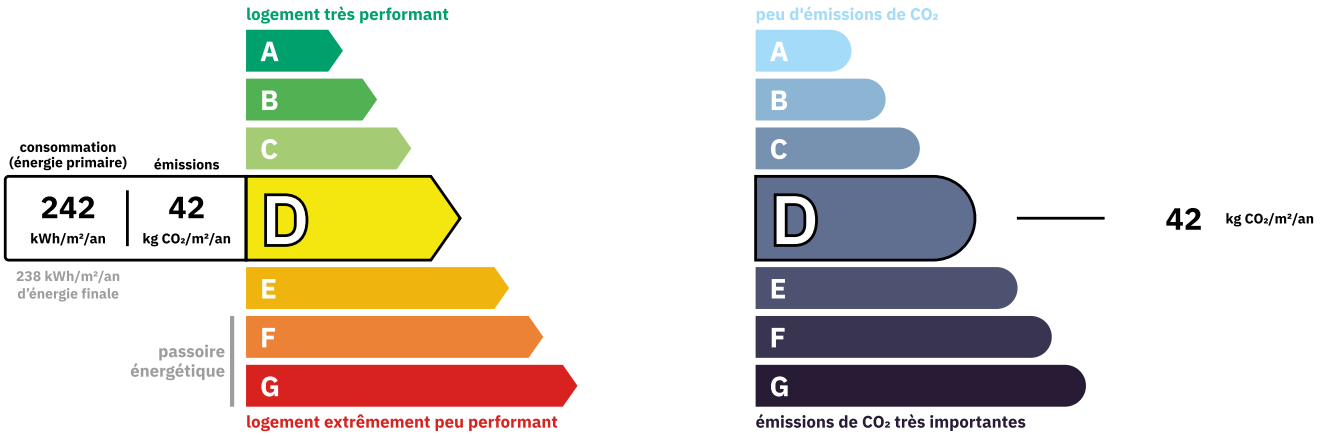
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 1880 € and 2609€ 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 :A47194HL22

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