

Superb family house and 2 other stone dwellings, 8 bedrooms, large wooded park 10 minutes from the beaches



## INFORMATION

Town:	Ploumilliau
Department:	Côtes-d'Armor
Bed:	8
Bath:	4
Floor:	288 m2
Plot Size:	7803 m2

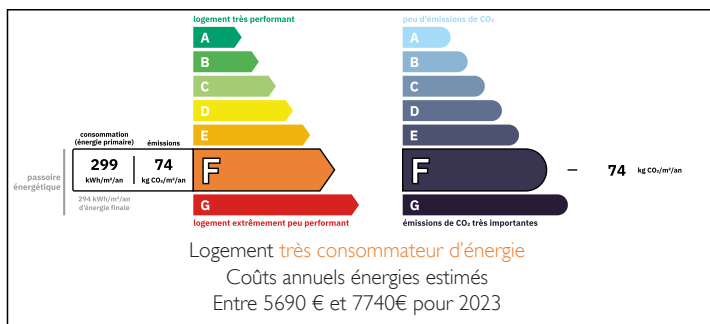
## IN BRIEF

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 grounds of more than 7,000 m2.

The property comprises a beautiful group of buildings including :

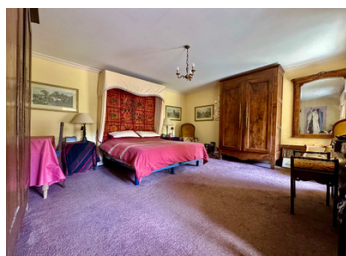
- a large main stone house with a veranda extension
- a second stone dwelling
- a third stone dwelling
- a stone wood store
- a stone workshop
- A stone garage

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

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

wood store 19 m<sup>2</sup> floor space

workshop 16 m<sup>2</sup> floor space

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Information about risks to which this property is