

Spacious detached house with lots of potential and 930 m2 of land - less than 15 minutes to beaches



INFORMATION

Town:	Pludual
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	0 m2

IN BRIEF

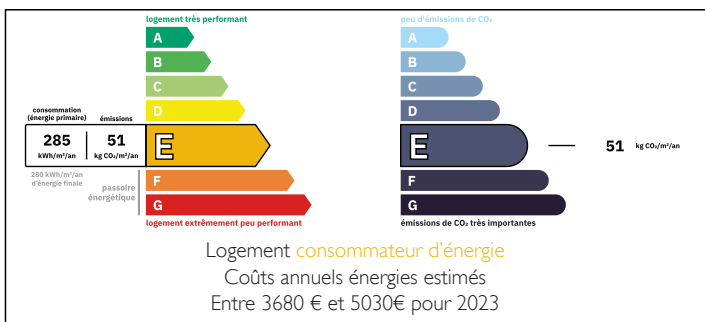
This detached property in need of renovation is located just a few minutes from Plouha, in a quiet and green setting – with no overlooking neighbors and only a few kilometers from the beaches.

On the ground floor, you will find a spacious south-facing living room, a kitchen with a fireplace insert, a lounge leading to a room that could serve as a bedroom or an office, a generously sized bathroom, separate toilets, and a workshop with a boiler room.

Upstairs consists of a first bedroom, an office, and three smaller rooms currently used as bedrooms, one of which has a door leading outside.

The exterior includes a tree-lined garden surrounding the house, an access driveway, and a well, with a total plot size of 930 m².

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

Large Detached Property to Renovate – Just a few Minutes from Plouha:

Located only a few minutes from the town center of Plouha and its amenities, this detached property enjoys a privileged environment: peace, greenery, and complete privacy, with no overlooking neighbors. All this just a few kilometers from the beaches and the famous cliffs of the Goëlo coast. The city of Saint-Brieuc, with its wider infrastructure and transport links, also remains easily accessible.

Set back from a small country road, the property stands on a plot of 930 m². It offers an ideal setting for nature lovers, gardening projects, or simply for those in search of calm and tranquility.

The House

Upon entering, you discover a spacious south-facing living room. The kitchen, equipped with a fireplace insert, offers excellent potential to be converted into a large family kitchen. A second south-facing lounge, with a door to outside, opens into an additional room, which could serve as a ground-floor bedroom or an office. Also on this level, you will find a good-sized bathroom, separate toilets, and a workshop with a boiler room.

The upper floor, accessible from the living room, comprises a first bedroom, a separate office, and three other bedrooms – one of which benefits from direct outdoor access, a rare asset that could suit an independent activity or guest accommodation. This floor offers multiple possibilities: additional bedrooms for a large family, guest rooms, or the creation of a distinct workspace.

The Exterior :

The grounds of approximately 930 m²...