

Exceptional Estate with 4 Houses, outbuildings, barns & 7.5 ha of Land in Peaceful Countryside Setting

EXCLUSIVE



INFORMATION

Town:	Plouray
Department:	Morbihan
Bed:	12
Bath:	5
Floor:	695 m2
Plot Size:	80000 m2

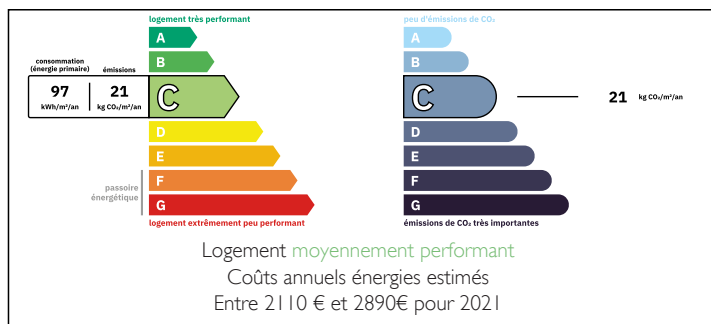
IN BRIEF

Nestled in the heart of the countryside, this exceptional 8-hectare estate offers peace, space, and character. The beautifully maintained property includes four fully renovated houses (ranging from 2 to 4 bedrooms), ideal for a family estate or gîte project. Additional features include a large workshop, greenhouse, wooden outbuildings, and a heated swimming pool, all surrounded by woodland and meadows.

The property is just 10 minutes from Plouray with basic amenities, a lake, and leisure activities. The larger town of Rostrenen, offering a full range of services, is about 20 km away.

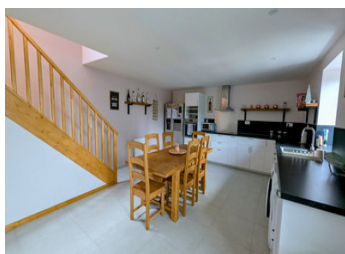


ENERGY - DPE



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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 foncière: 2250 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises:

Main House (6 rooms)

Ground floor: Entrance hall (6.8m x 4.2m), a spacious lounge/living room (10m x 12m) with patio doors opening onto a large terrace with an outdoor cooking area. Fully fitted kitchen with dining space (10m x 5.8m), WC, utility room (2.2m x 2m), and office (4.2m x 3m).

First floor: Four bedrooms (5.7m x 4.8m / 5.3m x 4m / 3.9m x 3m / 4m x 3m), including one with en-suite shower room and dressing area, plus a family bathroom (3m x 3m).

Second House (5 rooms)

Ground floor: Entrance hall (3.4m x 3.8m), lobby (4m x 3m), fully fitted kitchen/dining room (7.7m x 5.4m), utility room (2.8m x 2.2m), pantry (3m x 3m), WC, and lounge (5.4m x 4.3m).

First floor: Three bedrooms (5.8m x 4.4m / 5.4m x 5.3m / 4.4m x 2.8m), two with dressing rooms, and a family bathroom (5m x 2.4m).

Third House (4 rooms)

Ground floor: Spacious open-plan fitted kitchen/dining/lounge (14m x 4.8m) with patio doors to the terrace, utility area (3m x 2.8m), and WC.

First floor: Three bedrooms (4.8m x 4.4m / 5.5m x 2.6m / 3.2m x 2.6m) and a bathroom (4m x 2.8m).

Fourth House (4 rooms)

Ground floor: Lounge (4.6m x 4.1m) with open-plan fitted kitchen/diner (6.6m x 4.7m) and fireplace, kitchen storage area (2m x 1m), and WC.

First floor: Three bedrooms (4.7m x 4.2m / 3.6m x 2.5m / 3m x 2.5m) and a bathroom (3m x 2.5m).

Additional Features

There is also a stone 2 story studio with...