

Superb 5-bedroom architect-designed house 4 km from the beach, 18,475 m plot of woodland and meadow

EXCLUSIVE



## INFORMATION

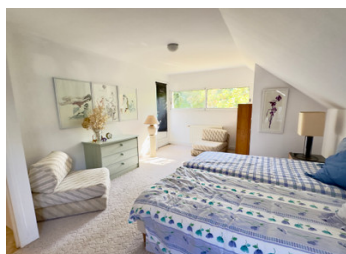
Town:	Plestin-les-Grèves
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	188 m2
Plot Size:	18475 m2

## IN BRIEF

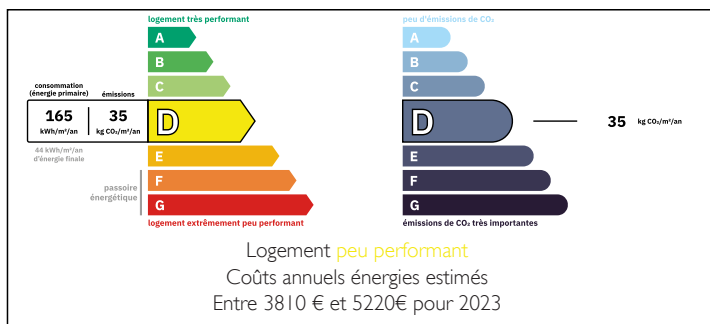
In Brittany, in the Côtes d'Armor department, a stone's throw from Plestin-les-Grèves and 4 km from the beach, this contemporary property perfectly combines coastal living with a haven of nature.

Located between Locquirec and the Pink Granite Coast, it enjoys a rare setting, a discreet location and a prestigious environment.

Built on a single plot of 18,475 m<sup>2</sup> combining meadows, undergrowth and vast green spaces, it enjoys an intimate environment, with no neighbours opposite, just 20 minutes from Morlaix and Lannion. The house charms with its bright architecture and south-facing aspect, which provides light from morning to night. The interior spaces offer fluidity and comfort: a fitted and equipped kitchen opening onto a large living room, three bathrooms and four toilets. Large bay windows extend the spaces towards the outside, with a large terrace on the...



## 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

Inside:

- Fully equipped kitchen opening onto a large, bright living room
- Three bathrooms, four toilets
- Modern comforts: gas heating (DPE D), double glazing, electric shutters
- 30 m<sup>2</sup> garage suitable for conversion
- Two separate entrances with automatic gates, easy parking

Outside

- A large terrace extends the living space into the garden, while a small terrace upstairs awaits future conversion.

The approximate surface areas are as follows:

Ground floor

Hallway 6 m<sup>2</sup>

Bedroom/office 12 m<sup>2</sup>

Toilet 1.5 m<sup>2</sup>

Bedroom 11 m<sup>2</sup>

Bathroom with toilet 7 m<sup>2</sup>

Garage 30 m<sup>2</sup>

Living room 44 m<sup>2</sup>

Kitchen/dining room 20 m<sup>2</sup>

Pantry 3.6 m<sup>2</sup>

Upstairs

Study/living room 18 m<sup>2</sup>

Bedroom 15.3 m<sup>2</sup>

Bathroom 9.7 m<sup>2</sup>

Toilet 1.5 m<sup>2</sup>

Hallway 7 m<sup>2</sup>

Bathroom with toilet 5.4 m<sup>2</sup>

Bedroom 9.7 m<sup>2</sup>

Bedroom 7 m<sup>2</sup>

Outdoor terrace to be completed 5 m<sup>2</sup>

-----

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