

Between sea and river, rare property in Le Yaudet in a 7,000 m natural park



## INFORMATION

Town:	Ploulec'h
Department:	Côtes-d'Armor
Bed:	6
Bath:	5
Floor:	175 m2
Plot Size:	6989 m2

## IN BRIEF

Close to the wild Léguer valley, in the heart of the historic site of Le Yaudet, this rare property is located in a completely unspoilt natural environment.

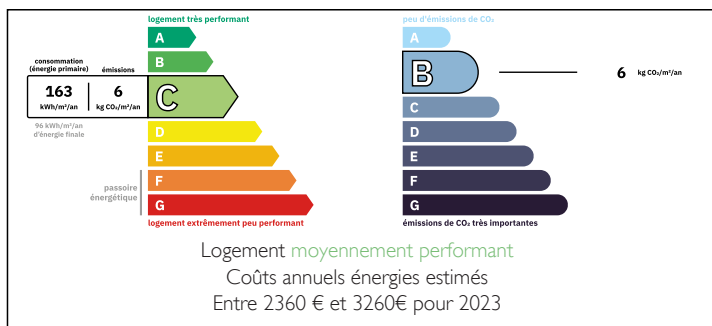
A former strategic promontory occupied since ancient times and an ancient Gallo-Roman port, Le Yaudet is now one of the remarkable sites on the Brittany coast. Between the estuary, the sea and wild landscapes, this place steeped in history offers a unique living environment.

The property is set in 6,989 m<sup>2</sup> of wooded grounds, a true natural setting where calm, light and horizon reign supreme. Here, there are no neighbours, no nuisances: only birdsong, the discreet presence of wildlife and, depending on the wind, the distant murmur of the sea. At night, the absence of light pollution reveals starry skies of rare intensity.

Accessible via a private road, the property guarantees absolute privacy and...



## 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.



## DESCRIPTION

- A property with endless possibilities

The complex consists of two separate houses, harmoniously integrated into their natural surroundings, offering an ideal setting for a main residence, a holiday home or a charming hospitality project.

The main house, measuring approximately 110 m<sup>2</sup>, offers bright and welcoming spaces. The open-plan kitchen extends into a cosy living room with a wood-burning fireplace, creating a welcoming atmosphere. The living areas open onto a large terrace overlooking the grounds, inviting you to enjoy the surrounding landscape and tranquillity.

It has four bedrooms and three shower rooms or bathrooms, allowing you to comfortably accommodate family and friends.

The secondary residence, approximately 70 m<sup>2</sup>, was completely renovated in 2021. It comprises a living room, a large bedroom and a spacious shower room. Upstairs, a very large suite with a shower room enjoys a remarkable panoramic view of the Léguer valley.

In total, the property offers six bedrooms (or five bedrooms and a study), one bathroom and four shower rooms, offering great flexibility of use. This second home is ideal for welcoming friends or developing a bed and breakfast business, which is particularly sought after in this area.

## LOCAL TAXES

**Taxe foncière: 1619 EUR**

**Taxe habitation: EUR**

## NOTES

- Nature, space and biodiversity

The wooded park is a true natural refuge, where remarkable trees structure the landscape. The richness of the fauna and flora is remarkable: numerous species of birds, regular visits from deer and preserved vegetation create a living backdrop throughout the seasons.

- Comfort and technical features

Heat pump installed in 2023

Energy rating: C

Compliant individual sanitation system (installed...)