

A 3 bedroomed beautiful home with lots of potential in a stunning location just a few minutes from the beach

EXCLUSIVE



INFORMATION

Town:	Plurien
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	988 m2

IN BRIEF

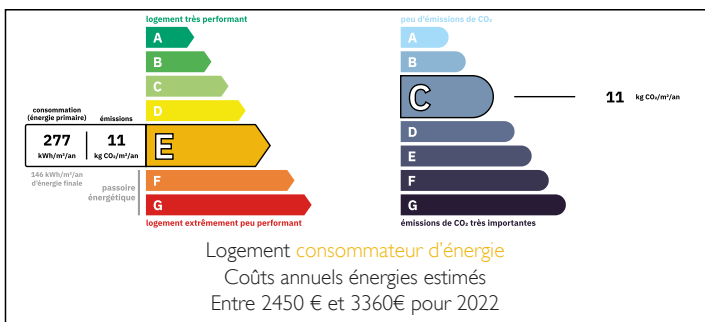
This charming Neo-Breton property is set within a lovely garden that surrounds the house – currently mainly lawn with several trees and fruit trees, offering a wonderful sense of privacy with no direct overlooking neighbours. Nestled in a peaceful and sought-after location, the property is just a few minutes from the stunning beach at Sables d'Or.

The house boasts a spacious and light-filled 35m² lounge/dining room with an attractive open fireplace and French doors opening onto the south-west-facing garden, perfect for enjoying the afternoon and evening sun. The kitchen leads through to a hallway providing access to a WC, shower room, utility room and a large garage with mezzanine storage.

Upstairs, the property offers three comfortable bedrooms together with a family bathroom and WC.

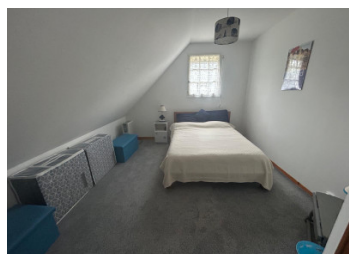


ENERGY - DPE



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

Offering enormous potential, this delightful well maintained home has the exciting potential for some modernisation, presenting an excellent opportunity to create a superb permanent residence, holiday home, or investment property in an enviable coastal setting.

The charming village of Plurien, offering a range of everyday amenities, is just a few minutes away, while the highly sought-after resort of Sables-d'Or-les-Pins is within easy walking distance. Renowned for its magnificent sandy beach, summer water sports, restaurants, and casino, the area offers an exceptional coastal lifestyle.

Ideally situated for access to the region's principal towns, the property is approximately 23km from Lamballe, 38km from Saint-Brieuc, 42km from Saint-Malo, and 107km from Rennes, providing excellent connections to the wider Brittany region and beyond.

LOCAL TAXES

Taxe foncière: **669 EUR**

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

NOTES