

Magnificent Gite complex in Plestin-les-greves. 2 mins drive to the beach! Videos on request



## INFORMATION

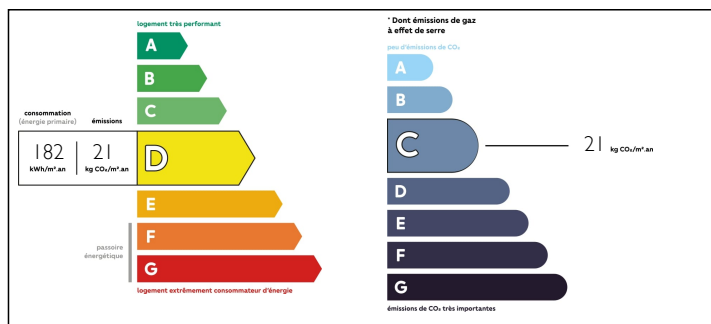
Town:	Plestin-les-Grèves
Department:	Côtes-d'Armor
Bed:	25
Bath:	14
Floor:	671 m2
Plot Size:	9725 m2



## IN BRIEF

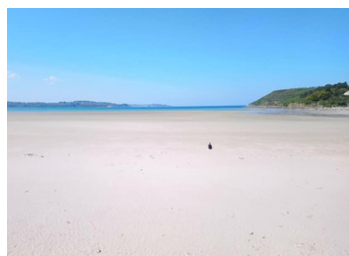
In Brittany, in the Côtes d'Armor, 2km from the beautiful beaches of St-Michel-en-Grève and Saint-Efflam, a stone's throw from the Grand Rocher forest, in a secluded bucolic setting, we offer you this unique complex of 6 gîtes and main house in a hectare of magnificent grounds. The property has a history of more than 2 decades of holidays gites and more recently hosting large groups for family events and receptions, concerts and reunion parties. This property is suitable for a variety of uses, from a large family holiday home, or communal living to company seminars and workshops, the potential for a variety of projects is endless. Videos on request.

## 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 foncière: 5500 EUR**

## NOTES

## DESCRIPTION

This unique property comprises of a main 6 bedroom house and 6 gîtes, swimming pool, sauna, magnificent wooded grounds, well, outbuildings, reception room with ample parking spaces.

The main house is on 3 levels.

Large entrance hall, beautiful modern kitchen opening onto the dining room, double lounge, 6 bedrooms including 4 suites, bathroom, shower room and 4 toilets.

Private garden area. This house can accommodate 14 people.

Living space 172 m<sup>2</sup>:

Entrance 9 m<sup>2</sup>

Kitchen/dining room 34 m<sup>2</sup>

Living room 35 m<sup>2</sup>

Bedroom 1: 16m<sup>2</sup>

Bedroom 2: 16 m<sup>2</sup>

Bedroom 3: 14 m<sup>2</sup>

Bedroom 4: 14 m<sup>2</sup>

Bathroom: 5 m<sup>2</sup>

Bedroom 5: 9 m<sup>2</sup>

Bedroom 6: 9 m<sup>2</sup>

Shower room: 2 m<sup>2</sup>

Gite 1: on 2 levels

Kitchen opening into the dining room/lounge, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove, terrace and private garden area. This gite sleeps 8.

Living Space : 98 m<sup>2</sup>

Gite 2: on 2 levels

Kitchen opening into the dining room, 2 bedrooms including 1 suite, shower room, 2 toilets, terrace and private garden. This gite sleeps 6.

Living space: 85 M<sup>2</sup>

Gite 3: on 2 levels

Entrance hall, veranda, lounge, open-plan kitchen, 3 bedrooms, 2 shower rooms, 2 toilets, central heating, wood-burning stove, private garden. This gite sleeps 8.