



A STUNNING PROPERTY CONSISTING OF A  
MAIN HOUSE, GITES, OUTBUILDINGS AND LAND,  
CLOSE TO BEAUTIFUL BEACHES.

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CONSISTING OF A MAIN  
HOUSE, GITES,  
OUTBUILDINGS AND  
LAND, CLOSE TO  
BEAUTIFUL BEA...



| PROPERTY FACT FILE                                                              |                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A43932EDA29                                                                                                                      |
| PRICE                                                                           | € 899,950<br>£ 0*<br><small>*agency fees included: 5 % TTC<br/>to be paid by the buyer<br/>(857 095 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 10                                                                                                                               |
| BATHROOM                                                                        | 9                                                                                                                                |
| ACCOMMODATION                                                                   | 448 m <sup>2</sup>                                                                                                               |
| LAND                                                                            | 12574 m <sup>2</sup>                                                                                                             |
| TOWN                                                                            | Cast                                                                                                                             |
| DEPARTMENT                                                                      |                                                                                                                                  |
| LOCATION                                                                        | Hamlet property                                                                                                                  |
| TYPE                                                                            | Maison, Country House, Family Home                                                                                               |
| CONDITION                                                                       |                                                                                                                                  |
| FEATURES                                                                        | Other Drainage, Garage, Private parking                                                                                          |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                  |





- Immediate income potential.
- Recently renovated.
- Possibility of converting further outbuildings.
- Close to many places of interest.
- Good sized gardens and land.

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This beautiful property has been carefully and thoughtfully renovated by its current owners. Ideally situated approximately 10 minutes from the magnificent beaches of the bay of Douarnenez and from the medieval town of Locronan, the property has very successfully hosted guests as a chambres d'hôtes and gîtes for several years. Currently

## DESCRIPTION

Property description (all measurements are approximate). Areas of a room with a height of under 1.8m are not considered habitable space, thus giving, for some rooms, the habitable surface area and the surface area at floor level.

Main house:

Basement with plumbing for automatic washing machine - 16.97m2.

Ground floor:

Fitted kitchen with range cooker and built-in microwave oven, door to veranda and arch to sitting room - 13.54m2.

Sitting room with wood burner - 23.5m2.

Entrance hall - 9.59m2.

Dining room with closed chimney - 23.07m2.

Study accessed from the stairs between the ground floor and first floor - 13.52m2.

First floor:

Landing with 2 storage cupboards, each housing a hot water tank - 9.75m2.

Bedroom/studio with corner fitted kitchen with a sink - 22.8m2 with ensuite bathroom with bath, separate shower, hand basin and WC - 10.18m2.

Bedroom/studio with built-in cupboards and fitted corner kitchen with a sink - 21.17m2 with ensuite bathroom consisting of bath, separate shower, handbasin and WC - 10.53m2.

Reading area - 4.59m2.

Second floor:

Landing with 2 cupboards, one of which houses a hot water tank - 7.23m2.

Bedroom - 13.34m2 habitable surface / 14.76m2 at floor level - ensuite shower room with shower, hand basin and WC - 3.94m2

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43932EDA29>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

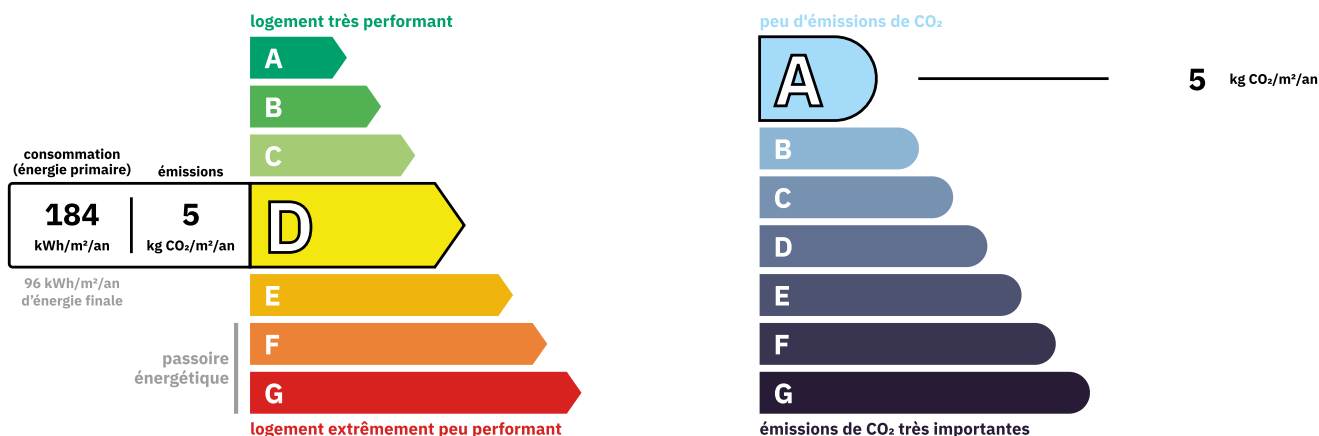
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 3170 € and 4350€ for 2023

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A43932EDA29  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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