



## FISHERMAN'S COTTAGE WITH A GARDEN RIGHT ON THE WATERFRONT AT PLOUMANAC'H HARBOUR

FISHERMAN'S COTTAGE  
WITH A GARDEN RIGHT  
ON THE WATERFRONT AT  
PLOUMANACH  
HARBOUR...



| PROPERTY FACT FILE                                                              |                                                                                                                                  |
|---------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| REFERENCE                                                                       | A46514HL22                                                                                                                       |
| PRICE                                                                           | € 696,800<br>£ 0*<br><small>*agency fees included: 4 % TTC<br/>to be paid by the buyer<br/>(670 000 EUR hors honoraires)</small> |
| BEDROOM                                                                         | 5                                                                                                                                |
| BATHROOM                                                                        | 2                                                                                                                                |
| ACCOMMODATION                                                                   | 130 m <sup>2</sup>                                                                                                               |
| LAND                                                                            | 763 m <sup>2</sup>                                                                                                               |
| TOWN                                                                            | Perros-Guirec                                                                                                                    |
| DEPARTMENT                                                                      |                                                                                                                                  |
| LOCATION                                                                        | Close to golf course                                                                                                             |
| TYPE                                                                            | Maison de Vacances, House, Villa                                                                                                 |
| CONDITION                                                                       | Good condition                                                                                                                   |
| FEATURES                                                                        | Mains drainage, High speed internet, Close to golf course                                                                        |
| <small>*Price based on current exchange rate which is subject to change</small> |                                                                                                                                  |





- Perros-Guirec, heart of the Pink Granite Coast
- Traditional stone house
- 5 bedrooms, 2 shower rooms
- Exceptional sea views
- Ploumanac'h: France's Favourite Village 2015

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Overlooking the harbour of Ploumanac'h, in one of the most iconic locations on the Pink Granite Coast, this granite fisherman's cottage enjoys an exceptional front-row location, offering a unique lifestyle in tune with the tides. Renovated and extended from 2016 onwards, it combines the charm of the past with the comfort of a recent

## DESCRIPTION

With approximately 130 m<sup>2</sup> of living space on an enclosed plot of 763 m<sup>2</sup>, the house is arranged over two floors. The ground floor comprises a 21 m<sup>2</sup> living room with a fireplace and wood-burning stove, a separate, fitted and equipped kitchen of 12 m<sup>2</sup> opening directly onto the garden, as well as three ground-floor bedrooms measuring 20.6 m<sup>2</sup>, 10.6 m<sup>2</sup> and 9.5 m<sup>2</sup>, one of which has its own toilet and washbasin. Two shower rooms, a separate toilet and several storage areas complete this level.

Upstairs, a landing leads to two lovely bedrooms measuring 17.6 m<sup>2</sup> and 17.4 m<sup>2</sup>, both fitted with built-in wardrobes, as well as a third toilet with a washbasin.

Heating is provided by a wood-burning stove, supplemented by individual electric radiators. The double-glazed aluminium and PVC windows, rock wool insulation in the loft (20 cm) and partial wall insulation all contribute to the house's thermal comfort. The property is connected to fibre-optic broadband and is connected to the mains drainage system in accordance with regulations.

Outside, the landscaped garden, fully enclosed by stone walls approximately two metres high, offers a private and secluded setting. A terrace of approximately 20 m<sup>2</sup>, a recently built garden shed, a wood store and a pleasant courtyard complete the property.

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

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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46514HL22>

COMPLETE FILE AND PHOTO ON REQUEST

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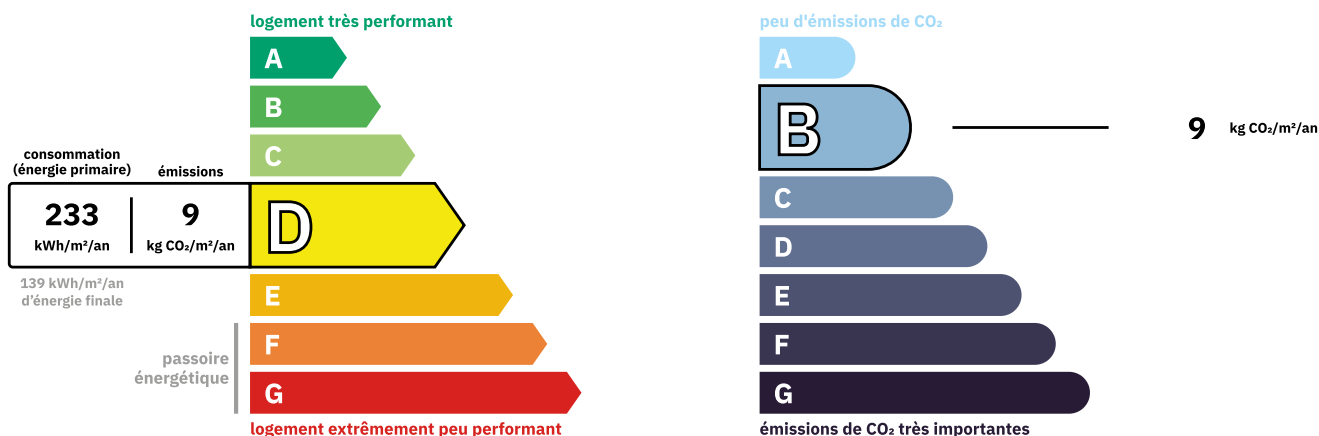


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## ENERGIE-DPE



Property **Poorly efficient**  
Estimated annual energy costs  
between 2330 € and 3190€ for 2023

## NOTICE

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## CONTACT

Réf : A46514HL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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