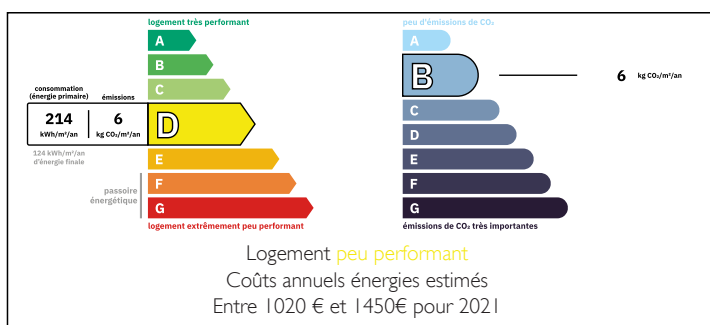


UNDER OFFER - Unique opportunity! Amazing property with views over the river

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Plouër-sur-Rance
Department:	Côtes-d'Armor
Bed:	2
Bath:	2
Floor:	70 m ²
Plot Size:	4183 m ²

IN BRIEF

This charming home is situated on the outskirts of Plouër-sur-Rance in a quiet cul-de-sac, offering tranquility and privacy. Perched above the scenic River Rance, it boasts breathtaking views year-round. The sloping land provides direct access to the river, creating a harmonious connection with nature.

Built in 2006, this modern home has been thoughtfully designed to maximize its stunning views. The lounge and bedrooms are strategically positioned to capture the scenic beauty. The barbecue terrace extends the living space, offering a perfect spot for al fresco dining and relaxation. The lounge opens onto the terrace and on cooler days, the cozy warmth of the wood-burning stove creates a welcoming ambiance.

The property is securely gated, making it an ideal lock-up-and-leave holiday home. However, with its enchanting views, modern comforts, and idyllic

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: 691 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Just 4 km from the property lies the historic town of Plouër-sur-Rance, a delightful hub featuring a variety of amenities, including restaurants, a bakery and shops. The town also boasts its own marina, adding to its charm and appeal. For those seeking further adventure, the ferry port and TGV train station of St Malo are less than a 30-minute drive away, while Rennes Airport is accessible in under an hour. Golf enthusiasts will appreciate the proximity of the Dinard Golf Course, a mere 30-minute drive, and the enchanting town of Dinan is just 15 minutes away.

The property features two comfortable bedrooms, both with scenic views of the river. One of the bedrooms includes an ensuite bathroom with a luxurious walk-in shower. Additionally, a dedicated office area has been created to support remote working, ensuring productivity in a peaceful environment.

On the lower level, accessible via a set of steps, is a spacious multi-purpose room. This versatile space could be adapted as an office, a creative workspace, or even an additional bedroom. Currently, it serves as a functional laundry room.

The garden has been designed for low-maintenance living, with thoughtfully arranged greenery and a storage area for tools, materials, and firewood conveniently located on the lower level.

Room dimensions:

Lounge, including dining area and kitchen - 30 m2

Main bedroom - 11 m2

Shower room - 4,8 m2

Second bedroom - 11 m2

Main bathroom - 5,4 m2

Office - 6,6 m2

Laundry room - 18,5 m2

Garden store room - 8 m2

Information...