

## Manor house Côte de Granit Rose Land 11628 m



## INFORMATION

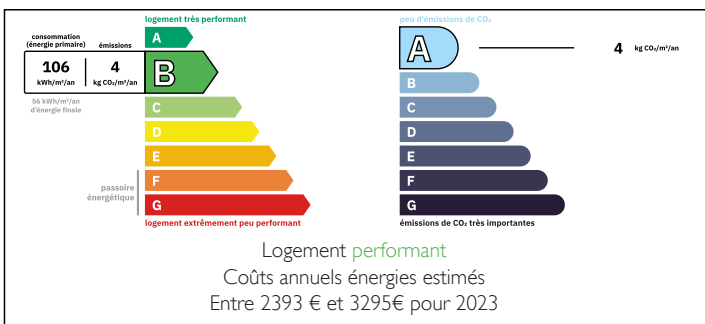
Town:	Louannec
Department:	Côtes-d'Armor
Bed:	7
Bath:	4
Floor:	300 m <sup>2</sup>
Plot Size:	11628 m <sup>2</sup>



## IN BRIEF

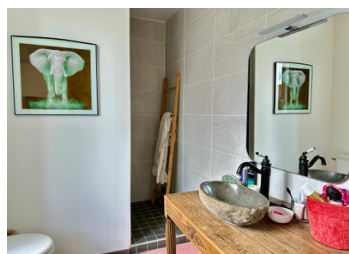
Situated in Brittany, in the Côtes-d'Armor region (22), near Lannion and on the outskirts of Louannec, this elegant 300 m<sup>2</sup> manor house enjoys a privileged location on the Pink Granite Coast, just a few minutes from the beaches and wild coastline. Renovated with care and refinement, it stands in 11,628 m<sup>2</sup> of grounds, including a wooded plot. Numerous outbuildings complete the property, offering great potential for conversion and development.

## 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

This vast character residence offers generous living space spread over several levels, with plenty of comfortable, light-filled living areas.

Indicative m<sup>2</sup> measurements

Ground floor:

- 10 m<sup>2</sup> entrance hall
- Toilet
- Spacious 31 m<sup>2</sup> living room with open fireplace.
- 20 m<sup>2</sup> lounge/library
- 11 m<sup>2</sup> dining room
- 17 m<sup>2</sup> kitchen
- 16 m<sup>2</sup> utility room
- 11 m<sup>2</sup> storeroom
- 12 m<sup>2</sup> sports room
- 45 m<sup>2</sup> master suite with bathroom, shower room, toilet and dressing room

Half landing :

- Two bedrooms of 9 m<sup>2</sup> each
- 4 m<sup>2</sup> shower room with toilet

First floor: spacious bedrooms with en-suite shower rooms

- 23 m<sup>2</sup> bedroom with 4 m<sup>2</sup> shower room and toilet
- 20 m<sup>2</sup> bedroom with 6 m<sup>2</sup> shower room and toilet

Second floor :

This floor, whose layout has yet to be finalised, offers a number of possibilities

- Two bedrooms (9 m<sup>2</sup> and 10 m<sup>2</sup>) to be customised as required.
- Shower room (4 m<sup>2</sup> floor surface area) and toilet (2 m<sup>2</sup> floor surface area) awaiting completion, providing additional sanitary space.

Outbuildings and annexes: great conversion potential

In addition to the main house, several outbuildings enhance the property, offering numerous possibilities for conversion and development:

Adjoining 100 m<sup>2</sup> ground floor outbuilding with convertible attic, ideal for installing a swimming pool or creating a gîte.

## NOTES