

Spacious detached house with lots of potential and 18,440 m2 of land - less than 15 minutes to beaches



INFORMATION

Town:	Pludual
Department:	Côtes-d'Armor
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	18440 m2



IN BRIEF

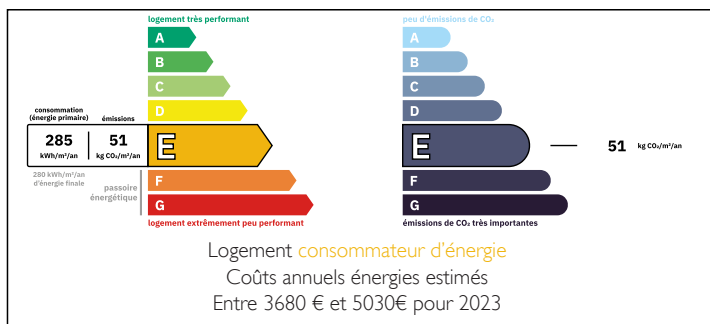
This detached property in need of renovation is located just a few minutes from Plouha, in a peaceful and green setting – with no overlooking and no close neighbours, and only a few kilometres from the beaches.

On the ground floor, there is a large south-facing living room, a kitchen with fireplace insert, a lounge leading to a room that could be used as a bedroom or an office, a good-sized bathroom, separate toilets, and a workshop with boiler/utility area.

The first floor consists of a good sized bedroom, an office, and three further bedrooms, one of which has a door leading outside.

Outside includes a driveway, a garden area surrounding the house, a well and four adjoining plots for a total surface area of 18,440m2..

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

Large Detached Property to Renovate – Less than 15 minutes from the coast!

Located just a few minutes from the village of Plouha and its amenities, this detached property enjoys a privileged environment: peace, greenery and absolute tranquillity, with no overlooking and no close neighbours. All this just a few kilometres from the beaches and the famous cliffs of the Goëlo coast. The city of Saint-Brieuc, with its wider infrastructure and transport links, remains easily accessible.

Set off a small country road, the house benefits from 18,440 m² of land, including a garden around the house as well as several adjoining parcels. The whole setting is ideal for nature lovers, gardening projects, creating an orchard, or simply for those looking for space and privacy.

The house:

Upon entering, you discover a spacious south-facing living room. A kitchen, equipped with an insert fireplace, which offers great potential to be fitted out as a large family kitchen. A south-facing lounge connects with an additional room, which can serve as a ground-floor bedroom or an office. Also on the ground floor, a spacious bathroom, separate toilets, as well as a workshop with boiler room complete the level.

The upper floor is accessible from the living room and includes a first bedroom, an independent office, and three further rooms currently used as bedrooms, one of which has direct access to the outside – a rare feature that could suit an independent activity or guest accommodation. This level offers multiple layout possibilities: bedrooms for...

LOCAL TAXES

Taxe habitation: EUR

NOTES