



## Découvrez cette demeure néo-bretonne d'exception



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 408,400.77

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Stadt:	Pleubian
Postleitzahl:	22610
Veröffentlicht:	18.07.2025

### Beschreibung:

Discover this elegant Neo-Breton house, ideally situated in the charming town of Pleubian (22610), enjoying a privileged environment close to the sea. Built on a wooded plot of 3,128 m<sup>2</sup>, this property combines tranquility with easy access to urban amenities, offering a harmonious and peaceful living environment. Nature lovers will appreciate the proximity to the coastline for invigorating and restorative walks.

Outside, you will be charmed by a welcoming terrace perfect for outdoor relaxation, as well as a balcony offering stunning views of the distant sea. A secure garage completes this property, while the slate roof and facade made of concrete blocks mixed with stone, typical of Neo-Breton architecture, give the house authentic character. The extensively wooded land surrounds the residence with a lush green setting, creating a peaceful and privileged atmosphere.

Inside, the house spans several levels, providing comfort and versatile layout options. On the ground floor, a spacious entrance leads to a hallway that distributes a fully equipped closed kitchen, a utility room, and a large living room comprising a sitting area with a cozy fireplace and a dining space. There is also a bathroom, toilet, and a bedroom.

This floor is distinguished by a corridor layout featuring a study and a bedroom, as well as a ironing corner also arranged in a corridor with a large bedroom. Additionally, another bedroom completes this level harmoniously. The study and ironing area can easily be transformed into additional bedrooms,



offering the possibility of up to five bedrooms on this floor. A beautiful marble staircase, adorned with elegant ironwork, smoothly connects the basement to the first floor.

The basement offers a versatile space including a large room to be customized according to your needs (playroom, additional bedroom, or other), a workshop, an outdoor kitchen, a boiler room, and a garage, providing multiple possibilities for layout to suit your desires.

This rare property combines charm, comfort, and potential for customization, set in an exceptional natural environment. An opportunity not to be missed for a peaceful life by the sea.

Gebaut: 1980

## Allgemein

Schlafzimmer: 6  
Badezimmer: 1  
Fertige m<sup>2</sup>: 157 m<sup>2</sup>  
Grundstücksgröße: 3128 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 8

## Energieeffizienz

Energieverbrauch in  
kWh/(m<sup>2</sup>·a): 272

## Gebäudedetails

Parkplatz: Ja

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T659207/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T659207/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1504602



# IMLIX

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