



Houses for sale - 8 rooms - 161 m2 - PLOEUC L HERMITAGE - (22150)



Information de l'agent

Nom:	Linda Monks
Nom de compagnie:	D-Habitat L'Agence
Pays:	France
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (297) 671-793
Languages:	English, French
Site web:	https://www.propertyforsaleinbrittany.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 329,936.1

Location

Pays:	France
État/Région/Province:	Bretagne
Indicatif régional:	22150
Soumis:	22/09/2026

Description:

This beautiful 4 bedroom house and attached "Tiny House" apartment is located in a pretty and tranquil hamlet, yet, only 3kms from the the pretty village of Ploeuc-Sur-Lie where you will find a host of amenities. The house is also very close to the popular tourist town of Moncontour and only 35kms to the beaches of the north coast of Brittany. The main house consists of a large bright lounge with direct access to the rear gardens, a fabulous quality family dining kitchen, 4 good sized bedroom, 2 bathrooms complete with walk-in showers, WC and utility room . The property benefits from both gas central heating and a traditional woodburner for those winter evenings and the added bonus of mains drainage. The attached apartment is fabulous, professionally renovated, this perfect " tiny house" offers an open plan lounge/kitchen area, shower room and double bedroom. This property offers so many possibilities, perhaps rent out the main house and comfortably live in the apartment while creating an additional income or you may be a family who want multigenerational living, the apartment would lend itself for a teenager wanting some independence or an elderly relative who wants their own space but also staying close to the family. Another option is live in the house and rent out the "tiny house" , these spaces are very popular with the tourist or longer term renters looking for a compact but comfortable space. In the past the property successfully ran as a Chambres d'Hotes and also holiday accommodation. Set in over 2 acres, the grounds are quite lovely, to the front and rear of the property you have beautiful gardens with a



selection of trees and shrubs and a perfectly created "cottage garden " area. To the side of the property you have ample parking, two garages and an expansive green area which stretches to the woods at the bottom. The grounds are very private, a very peaceful haven. The large town of St Brieuc can be reached in 20 minutes, Rennes airport 1hr15 minutes, St Malo port 1hr,15 minutes, Roscoff port 1hr 30minutes (5.45 % fees incl. VAT at the buyer's expense.)

Further informations

Number of room(s) : 8

Number of bedroom(s) : 5

Habitable area : 161,00 m²

Lounge size : 26 m²

Price : 290 000 € HAI

including 5,45 % of fees, at the expense of the purchaser

Ground area : 9 200 m²

Number of bathroom(s) : 2

Heating : Mixte

Garden : Yes

Price excluding fees : 275 000 €

Reference : 12041R

Commun

Chambres: 5

Salle de bains: 1

Pied carré fini: 16100 m²

Dimesions du lot: 9 m²

Room details

Total rooms: 8

Utility details

Heating: Oui

Lease terms

Date Available:

Information additionnelle

Virtual tour URL: <https://www.youtube.com/@bpsimmobilier3605>

Contact information

IMLIX ID: IX9.000.998

