



## Beautiful property with Main house plus independant gite with a lake view, 253,200.00 €

### Информация об агенте

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Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 253,200

### Местоположение

Страна:	Франция
Область:	Бретань
Город:	Plumieux
Почтовый индекс:	22210
Добавлено:	17.06.2026
Описание:	The House ;

This beautiful property can be found in the popular commune of Plumieux. Set in a quiet rural village but nothing is too far away. Only a short distance in all directions by car or bike you will find a selection of boulangeries, bar, restaurants, schools, supermarket as well as pharmacies and doctors. it really is in the most lovely central position offering the best of both worlds of rural charm but easily accessed facilities. The coast can be reached in an hour ! Sitting on a well maintained plot the property is very pretty. The gardens of approx. 700 m2 are lovingly cared for by the current owners. Entering through the main door you arrive in the bright hallway, to your right you have the beautiful modern kitchen and to the left you have the spacious lounge diner, both the kitchen and lounge are south facing meaning lots of natural light. Also on the ground floor you will find two good sized bedrooms and a bathroom. On the upper floor there are two very generously sized bedrooms and a further smaller bedroom which currently combines as an office. On the upper floor there is a shower room. Also on the upper floor there is an area that should you need a 6th bedroom or a dedicated office, this space would be perfect. The property also benefits from a garage which is a great addition to any house. There is also additional space over the garage. The house is absolutely ready to live in and would make the most lovely full time home or a great lock up and leave



easily maintained holiday home. The house benefits from double glazing throughout and is connected to mains drainage . Heating is a mix of gas, electric and wood giving you a choice. The closest large villages with a selection of amenities are La Trinite Porhoet, Plemet, Plumieux and Brehan. Distance to Rennes airport approx 1 hour, St Malo 1hr20mins, Roscoff approx 2hrs, Pas de Calais and Le Shuttle approx 6hrs.

## The Gite:

This gite is in the most beautiful condition and could be used immediately if you want to create an additional income, perhaps you would like a separate area for visitors and for those looking for multi generational living this could just be the perfect spot. Everything in this gite has been done to an exceptionally high standard from the modern dining kitchen with direct access to the garden where you will find numerous fruit trees and the most fabulous view over the village lake where for a small fee you can buy a permit to fish ! On the ground floor you have a modern kitchen, lounge area, shower room, bedroom with an ensuite. On the upper floor a further two bedrooms and WC. The property truly is ready to be used. No renovations needed, just enjoy this tasteful, finished and easily maintained gite. it really is one of a kind. (5.50 % fees incl. VAT at the buyer's expense.)

## Further informations

Number of room(s) : 10

Number of bedroom(s) : 8

Habitable area : 224,00 m<sup>2</sup>

Price : 253 200 € HAI

including 5,50 % of fees, at the expense of the purchaser

Number of bathroom(s) : 2

Garden : Yes

Price excluding fees : 240 000 €

DPE: E & D

## Общие

Спальни:	8
Ванные комнаты:	3
Готовые кв.м.:	224 кв м
Площадь участка:	700 кв м

## Room details



Indoor Features:

Fitted kitchen

## Building details

Number of Garages:

1

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.590.839

