



2 Bedroom Chateau,

22370, Pleneuf Val Andre, Côtes-d'Armor, Brittany

* 2 Beds * 1 Bath * 320m2

€1,942,500

Ref: LN-6XEDW

Property Description

Ref.4046 : Late 18th C. chateau with a panoramic view of the sea in Brittany

The property is located on the Penthièvre coast, in the Côtes-d'Armor region of Brittany. In this "land-sea" setting, the castle enjoys a breathtaking view:

- > to the west, the panorama is open onto the Pointe des Guettes and the Pointe du Roselier (the entrance to the bay and nature reserve of Saint-Brieuc);
- > to the east, the view is towards the Verdelet islet, facing Pléneuf-Val-André.

Between the two: the immensity of the ocean.

The commune to which this unique place is attached is renowned for the quality of its heritage; it is part of the Cités d'Art en Bretagne network. The horse and the craft industry are two markers of the identity of the place. The "sentier des Douaniers" (GR34) passes close by and invites you to go for wonderful walks to enjoy this preserved coast (Goëlo side, Penthièvre coast, Emerald coast). The towns of Saint-Brieuc, Pléneuf-Val-André, Erquy and other pearls of this authentic coastline are an integral part of the castle's environment. The first beach is 1.5 km away, the first shops and services are also less than 2 km away. The TGV station allows you to reach the property from Paris in 2 hours.

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Two outbuildings complete the château :

- a caretaker's cottage (floor surface area of almost 70sqm): completely renovated, it offers an independent living space. On the ground floor: open-plan kitchen, lounge/dining room, bathroom and toilet. Two bedrooms on the first floor joined by a landing will allow you to welcome family and friends passing through. Stonework and exposed beams, fireplace and wood-burning stove contribute directly to the enveloping charm of this house.
- Former stables (floor surface area of more than 140sqm): now divided into different areas (sheds, storage space, garage, small dwelling, etc.), the building could be converted into gîtes.

The property is located on a plot of approximately 5.18 acres (2.1 hectares).

Part of the land is wooded (oaks, poplars, chestnut trees, etc.). Walled areas for an orchard/vegetable garden or for animals are available.

Various living areas (to the north and south) allow you to take full advantage of the fabulous "land-sea" alliance that makes up the environment of this château.

An artesian well has been installed.

Cabinet LE NAIL - South Brittany- Mr Jean-Hervé DUPONT : 02.43.98.20.20

Jean-Hervé DUPONT, Individual company, registered in the Special Register of Commercial Agents, under the number 847 740 214.

Gallery

