



UNIQUE, TASTEFUL HOME, STONE HOUSE AND BUILDINGS SET IN OVER 8 ACRES WITH RIVER FRONTAGE, INDOOR POOL & SAUNA

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UNIQUE, TASTEFUL HOME,
STONE HOUSE AND
BUILDINGS SET IN OVER 8
ACRES WITH RIVER
FRONTAGE, INDOOR
POO...



PROPERTY FACT FILE	
REFERENCE	A16228
PRICE	€ 717,000 £ 606,245* <small>*agency fees included: 4 % TTC to be paid by the buyer (690 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	230 m ²
LAND	35040 m ²
TOWN	Plouguenast-Langast
DEPARTMENT	Cotes_d_Armor
LOCATION	Isolated
TYPE	
CONDITION	
FEATURES	Swimming Pool, Other Drainage, River Frontage
<small>*Price based on current exchange rate which is subject to change</small>	



- Luxury couples hideaway
- Possibility to create family home
- Sauna and plunge pool
- Extensive grounds, riverside location
- Exceptional home in privileged location

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This most impressive home, set in its own extensive grounds, within a nature reserve, represents your chance to get away from the daily grind and be master of all you survey. The park is superb with landscaped gardens, a veggie plot, woodland and delightful river frontage. There is also a building which could be converted to a

DESCRIPTIF

The property comprises of the main house plus a guest suite situated over the double garage and an ancient mill house converted into a pool and sauna room.

Main house - ground floor:

Lounge 9.9m x 6.2m with tiled floor with underfloor heating, contemporary wood burning stove and exposed beams;
 Kitchen 5.7m x 6.3m impressively fitted with a range of oak units, Belfast sink, contemporary wood burning stove;
 Utility room 3.1 x 2.7.

First floor:

Master Bedroom 9.9m x 6.2m;
 En-suite Bathroom 6.2m x 5.2m with underfloor heating, walk through shower, feature bath, twin basins, WC and bidet;

Second floor:

Bedroom / office 9.5m x 3.8m.

Guest suite:

Bedroom 5.8m x 3.2m;
 En-suite Bathroom 2.9m x 2.6m with bath, WC and basin.

Double garage - 5.9m x 5.4m plus wine cave 4m x 2.4m.

Millhouse - leisure room 6.8m x 6.3m

Plunge pool 4.3m x 1.9m plus sauna and shower, with bi-fold doors leading to a decked area overlooking the gardens and river.

Stone built boiler house and large garden shed of 20m².

This is an extremely well-appointed property which really does have to be seen to be appreciated so viewing is very highly recommended. For more information or photographs please e-mail an enquiry.

Situated in north eastern Brittany in the commune of Plouguenast-Langast the area has many beautiful walks and bicycle/riding tracks, kayaking and it is well under an hour away from

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A16228>

COMPLETE FILE AND PHOTO ON REQUEST

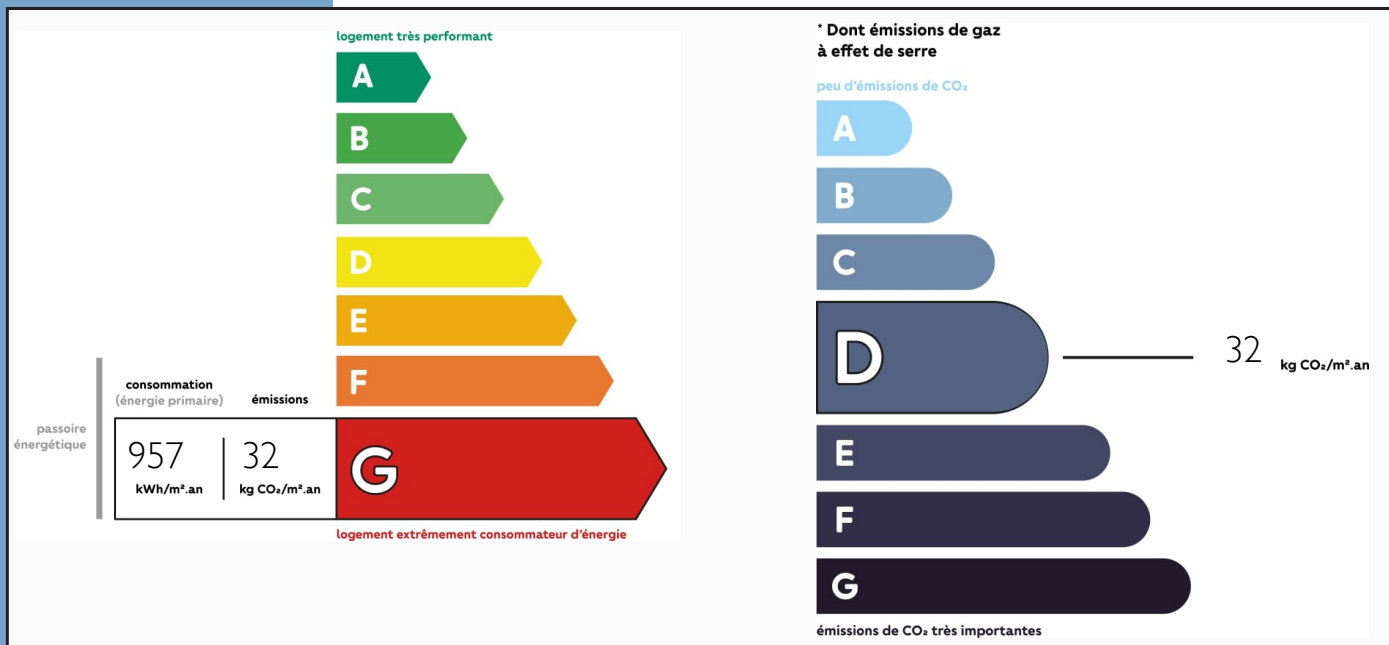


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



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Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
ON REQUEST

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