



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

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



PROPERTY FACT FILE	
REFERENCE	A16228
PRICE	€ 735,000 £ 620,178* <small>*agency fees included: 5 % TTC to be paid by the buyer (700 000 EUR hors honoraires)</small>
BEDROOM	3
BATHROOM	2
ACCOMMODATION	230 m <sup>2</sup>
LAND	35040 m <sup>2</sup>
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 20m<sup>2</sup>.

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

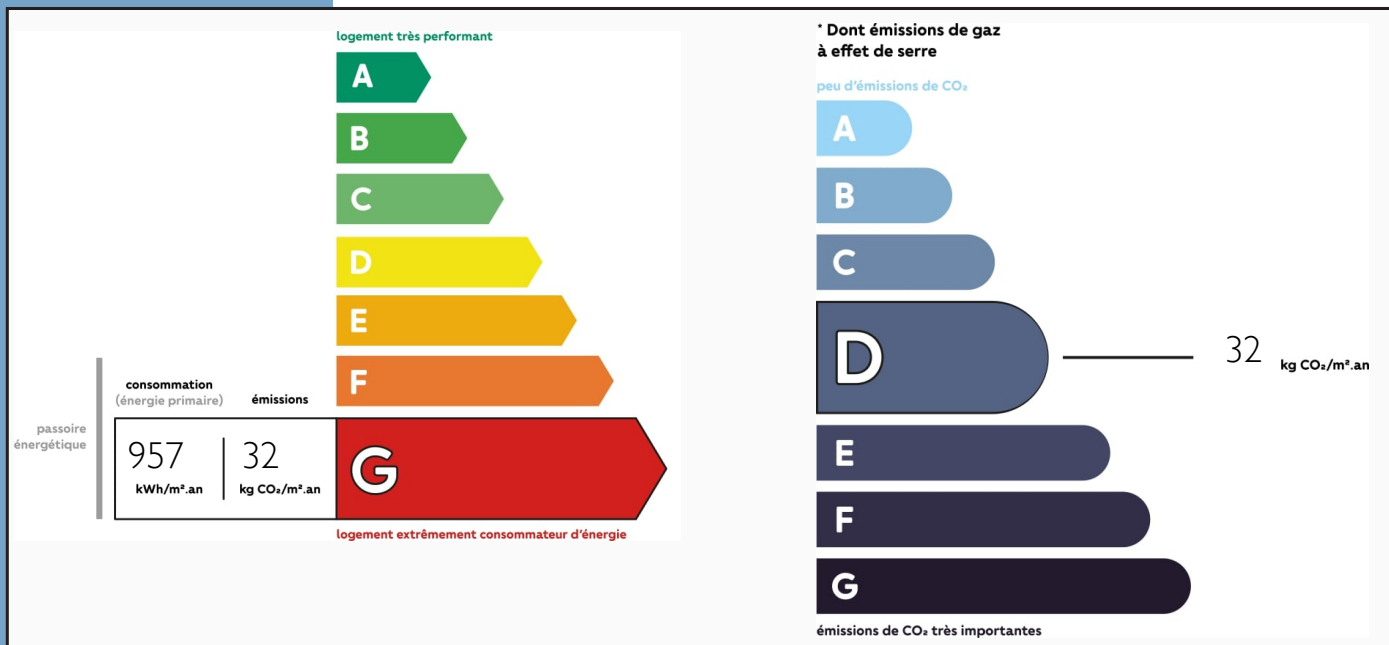


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## ENERGIE-DPE

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



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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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