





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





PROPERTY FACT FILE

REFERENCE A16228

PRICE € 609,138 £ 0*

*agency fees included: 0 % TTC to be paid by the buyer (628 500 EUR hors honoraires)

BEDROOM

2 BATHROOM

230 m² ACCOMMODATION

35040 m² LAND

TOWN Plouguenast-Langast

DEPARTMENT

LOCATION Isolated

TYPE

CONDITION

FEATURES Swimming Pool, Other Drainage,

River Frontage

*Price based on current exchange rate which is subject to change

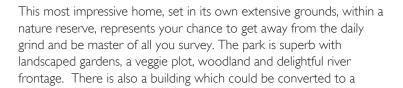




- Luxury couples hideaway
- Possibility to create family home
- Sauna and plunge pool
- Extensive grounds, riverside location
- Exceptional home in priveliged location

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DESCRIPTION

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 $9.9 \,\mathrm{m} \times 6.2 \,\mathrm{m}$ with tiled floor with underfloor heating, contemporary wood burning stove and exposed beams; Kitchen $5.7 \,\mathrm{m} \times 6.3 \,\mathrm{m}$ impressively fitted with a range of oak units, Belfast sink, contemporary wood burning stove; Utility room 3.1×2.7 .

First floor:

Master Bedroom 9.9m x 6.2m;

En-suite Bathroom $6.2m \times 5.2m$ with underfloor heating, walk through shower, feature bath, twin basins, WC and bidet;

Second floor:

Bedroom / office $9.5m \times 3.8m$.

Guest suite:

Bedroom $5.8m \times 3.2m$;

En-suite Bathroom 2.9m x 2.6m with bath, WC and basin.

Double garage - $5.9 \text{m} \times 5.4 \text{m}$ plus wine cave $4 \text{m} \times 2.4 \text{m}$.

Millhouse - leisure room 6.8m x 6.3m

Plunge pool $4.3 \text{m} \times 1.9 \text{m}$ 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



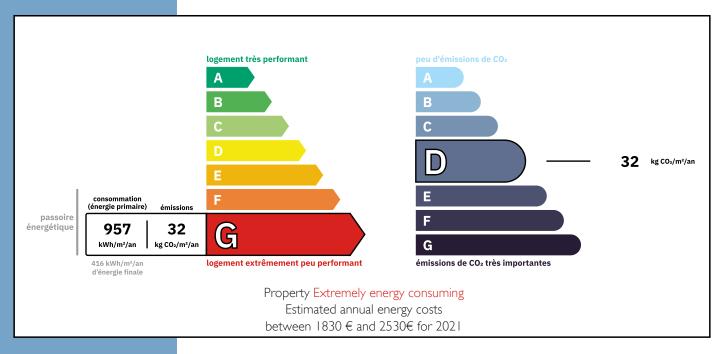




UNIQUE, TASTEFUL HOME, STONE HOUSE AND BUILDINGS SET IN OVER 8 ACRES WITH RIVER FRONTAGE INDOOR POO Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



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CONTACT

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