



STUNNING FAMILY HOME NEAR TO THE BEACH AND GOLF COURSE

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PROPERTY FACT FILE	
REFERENCE	A27580SIS35
PRICE	€ 1,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	168 m ²
LAND	900 m ²
TOWN	Saint-Briac-sur-Mer
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, Close to golf course, Close to the coast
*Price based on current exchange rate which is subject to change	



- South-facing garden with terrace & heated jacuzzi
- 4-bedrooms (2 of which en-suite)
- Underfloor heating
- Solar panels
- Privacy ensured as not overlooked (no vis-a-vis)

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Exceptional Architect-Designed Villa with Pool – Saint-Briac-sur-Mer

This architect-designed villa in the highly sought-after village of Saint-Briac-sur-Mer is just 700m from beaches, shops, and restaurants, and less than 5 minutes from Dinard Golf Course. Set in a quiet

DESCRIPTION

Luxury 4-Bedroom Architect-Designed Villa with Pool in Saint-Briac-sur-Mer, Brittany

This stunning architect-designed villa in the highly sought-after village of Saint-Briac-sur-Mer offers easy access to Rennes Airport (85 km), Saint-Malo ferry port (14 km), road and rail networks, making it ideal as a permanent home or luxury holiday residence. Just 700m from beaches, shops, and restaurants, and less than 5 minutes from Dinard Golf Course, it combines convenience with privacy.

The villa is accessed via a carport with off-street parking for two cars, leading to the upper landing with wooden stairs down to the glass-fronted entrance and central hallway.

The south-facing rear garden is enclosed and private, landscaped with mature plants, shrubs, water features, and a dining area—perfect for entertaining or alfresco dining.

The downstairs bedroom opens onto the garden, featuring a walk-in dressing room and en-suite wet room with his-and-her sinks, currently configured as a home-office.

The spacious kitchen-diner overlooks both gardens, with underfloor-heated tiles, modern fittings, and ample storage—ideal for entertaining. The lounge features a wood burner and opens onto both gardens. A mezzanine, accessed via a contemporary spiral staircase, serves as a TV room and library, with a cosy reading corner bathed in western light.

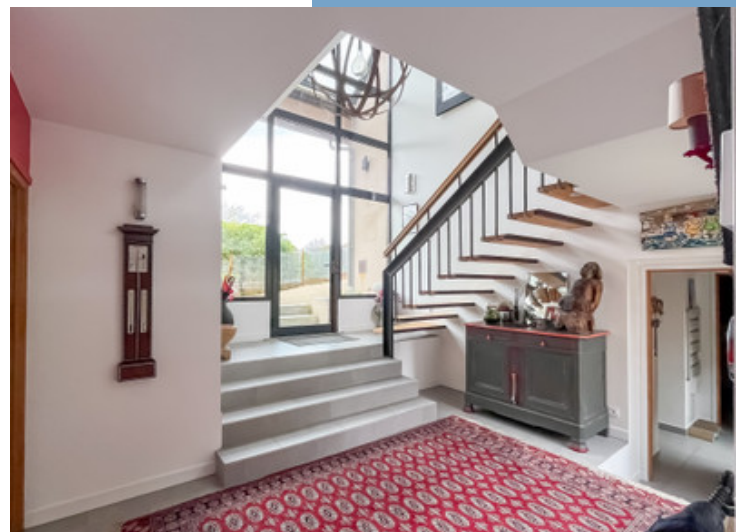
The service area includes a laundry/workroom, separate pantry suitable as a wine cellar, and additional storage.

Upstairs, three further doub...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27580SIS35>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

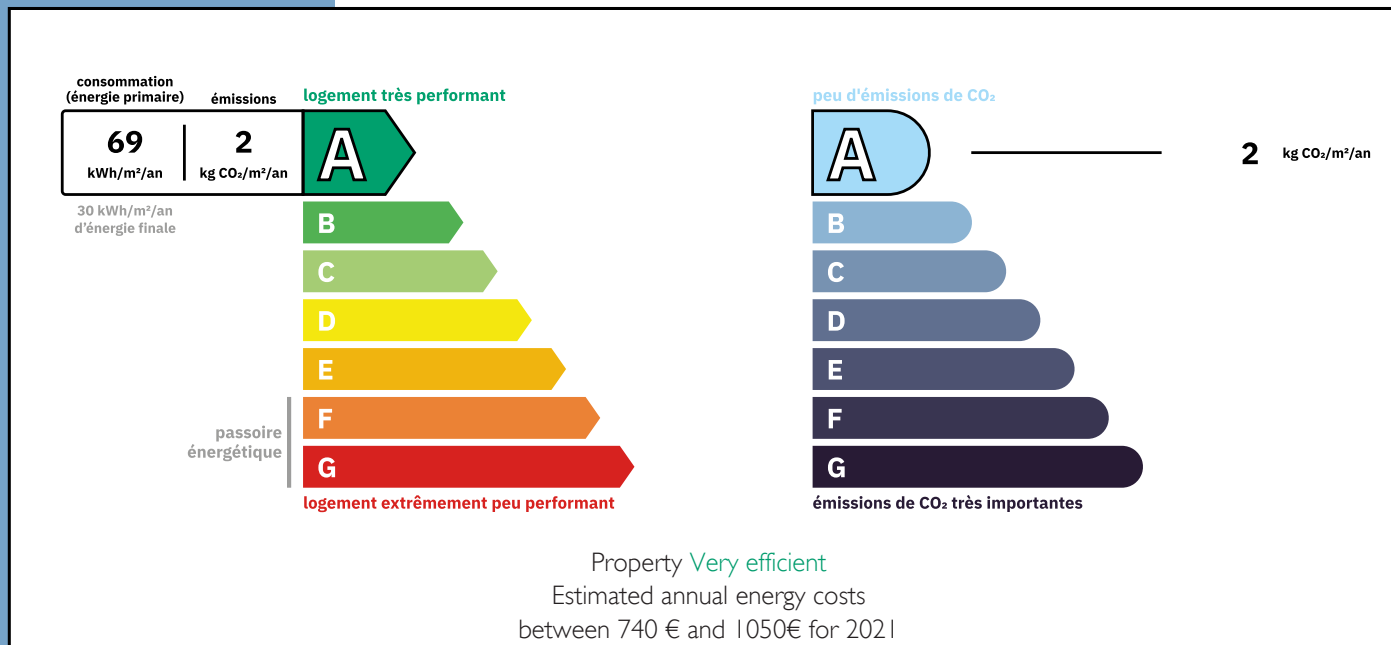
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

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CONTACT

Réf : A27580SIS35
FILE COMPLETE
AND PHOTOS
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