LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



STUNNING FAMILY HOME NEAR TO THE BEACH AND GOLF COURSE

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AND GOLF COURSE...





PROPERTY FACT FILE

REFERENCE	A27580SIS35
PRICE	€ 1,500,000 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	3
ACCOMMODATION	168 m²
LAND	900 m²
TOWN	Saint-Briac-sur-Mer
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Private parking, Close to golf course, Approx 15 km or less from coast

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





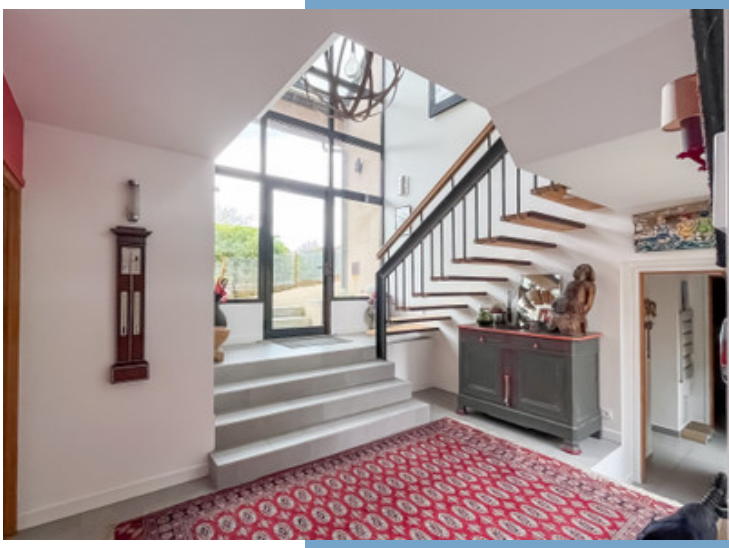
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- South-facing garden with terrace & heated jacuzzi
- 4-bedrooms (2 of which en-suite)
- Underfloor heating
- Solar panels
- Privacy ensured as not overlooked (no vis-a-vis)

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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 700 m 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 700 m 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

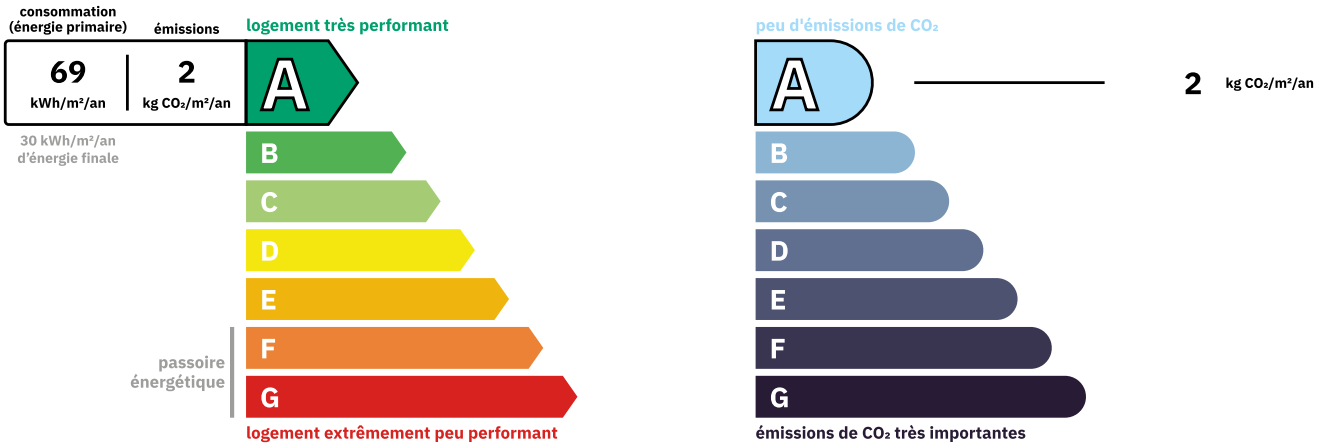
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

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ENERGIE-DPE



Property Very efficient
Estimated annual energy costs
between 740 € and 1050€ for 2021

NOTICE

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

Réf :A27580SIS35
FILE COMPLETE AND PHOTOS ON REQUEST

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