ANCIENT FARM WITH A MODERN 4 BEDROOM PROPERTY, LAKE, OUTBUILDINGS AND APPROX. 47HA OF LAND

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A30962JW22
PRICE	€ 874,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (825 000 EUR hors honoraires)
BEDROOM	4
BATHROOM	3
ACCOMMODATION	173 m²
LAND	470000 m²
TOWN	Lescouët-Gouarec
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Country House, Family Home
CONDITION	
FEATURES	Lake, Garage, Private parking

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

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A rare opportunity to acquire a truly private estate offering the perfect balance of character and modern comfort. This beautifully renovated former farmhouse provides spacious family living in an exceptional rural setting, surrounded by its own extensive land and complete tranquillity.

DESCRIPTION

Architect-Designed Home at the Heart of a Private 47-Hectare Estate with Garage, Landscaped Gardens, Lake, Outbuildings and Barns.

Located between the wild coastlines of the English Channel and the fine sandy beaches of the Atlantic, this remarkable property offers the luxury of space and the privilege of complete tranquillity.

In 2014, the house underwent a substantial extension and a full architectural redesign. It now offers generous living spaces, abundant natural light, and a contemporary aesthetic throughout.

Set within 470,568 m² of land, the estate provides a rare sense of freedom and privacy. The grounds completely surround the property, creating a peaceful and entirely private haven.

On the ground floor, the entrance hall leads to a well-balanced layout including a spacious 13.29 m² bedroom with private shower room and dressing area, ideal for guests or single-level living. There is also a separate WC with wash basin, a utility room, a fitted 27 m² kitchen, and a large open-plan sitting / dining room. The principal living area, measuring approximately 68 m², is warm and welcoming, centred around a wood-burning stove.

Upstairs, there is a second bedroom of 20.05 m² with private balcony and en-suite shower room overlooking the estate's land, a mezzanine area suitable as an office or additional lounge, a third bedroom of 12.05 m², a fourth bedroom of 13.29 m², and a family bathroom of 9.23 m².

The house has also been designed with comfort and energy eff...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A30962JW22

COMPLETE FILE AND PHOTO ON REQUEST

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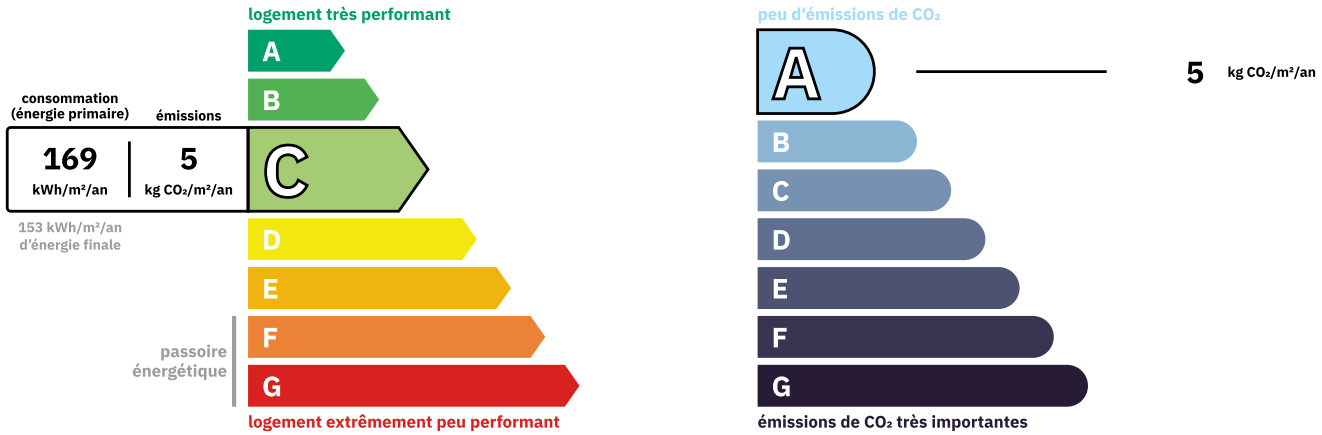
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1440 € and 2010€ 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 :A30962JW22
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LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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