



EXCEPTIONAL ESTATE WITH SEA VIEW - PINK  
GRANITE COAST  
ONE MAIN HOUSE AND 3 GUEST HOUSES ON  
18,000 M<sup>2</sup> OF LAND



www.leggettprestige.com

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M<sup>2</sup>...



PROPERTY FACT FILE	
REFERENCE	A37364HL22
PRICE	€ 2,457,600 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	6
ACCOMMODATION	428 m <sup>2</sup>
LAND	18051 m <sup>2</sup>
TOWN	Penvénan
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Other Drainage, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- Rare location a stone's throw from the sea
- Renovated property with top-of-the-range features
- A magical setting between sea and nature
- Absolute peace and quiet in unspoilt surroundings
- Exceptional biodiversity

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A confidential property in the heart of Brittany nature

Set in one of the most unspoilt areas of the Pink Granite Coast, this unique landscaped estate is just a stone's throw from the wild beaches of Port Blanc and Pellinec Bay. With its rare refinement, this property

## DESCRIPTIF

A discreetly luxurious main residence:

The main house, completely redesigned using the finest materials, offers around 260 m<sup>2</sup> of living space. Generous volumes, through-lighting and a warm, contemporary feel: everything here invites you to relax.

On the ground floor: an entrance hall with dressing room and guest toilet, an elegant dining room, a living room with fireplace extending onto a vast panoramic terrace, an open-plan kitchen with adjoining terrace, and a master suite with private bathroom and shower room and private terrace.

Upstairs: a bright bedroom with en suite bathroom, a vast study/library, a linen room and a spectacular attic bedroom with exposed roof timbers and 12 velux windows, offering exceptional views.

Three guest houses, the art of entertaining in total freedom

Three completely renovated, detached houses extend the spirit of the property and offer the perfect setting for guests, families or hosts. Each offers a living room with fireplace or wood-burning stove, open-plan kitchen, comfortable bedrooms and refined bathrooms. Two of them are linked by a conservatory, a veritable winter garden set among ancient stonework.

Top-of-the-range features designed for comfort and contemplation

Outdoor swimming spa, with views over the gardens

Exotic wood terraces on each level of the grounds

Renovated garage, workshop, greenhouse, old well

Roof equipped with solar panels

Careful exterior lighting, to prolong the magic of the garden at night

Orchard, meadow, str

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37364HL22>

COMPLETE FILE AND PHOTO ON REQUEST

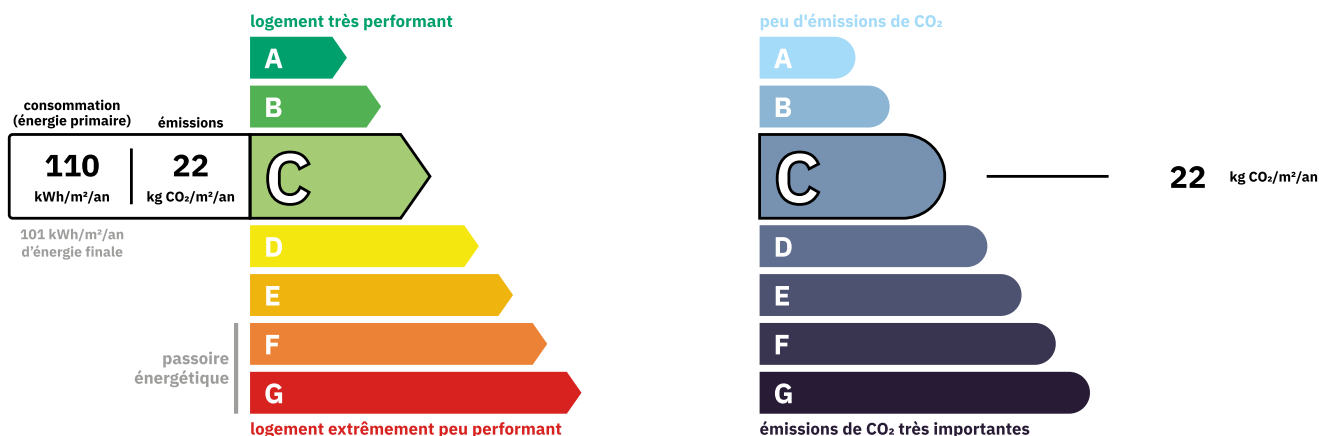


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## ENERGIE-DPE

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



Property **Moderately efficient**  
Estimated annual energy costs  
between 1870 € and 2590€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. 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.

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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 : A37364HL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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