

EXCEPTIONAL ESTATE WITH SEA VIEW - PINK GRANITE COAST
ONE MAIN HOUSE AND 3 GUEST HOUSES ON 18,000 M² OF LAND

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PROPERTY FACT FILE

REFERENCE	A37364HL22
PRICE	€ 2,457,600 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	428 m²
LAND	18051 m²
TOWN	Penvénan
DEPARTMENT	
LOCATION	Coastal
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Private drainage, Garage, Private parking

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

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- 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



DESCRIPTION

A discreetly luxurious main residence:

The main house, completely redesigned using the finest materials, offers around 260 m² 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

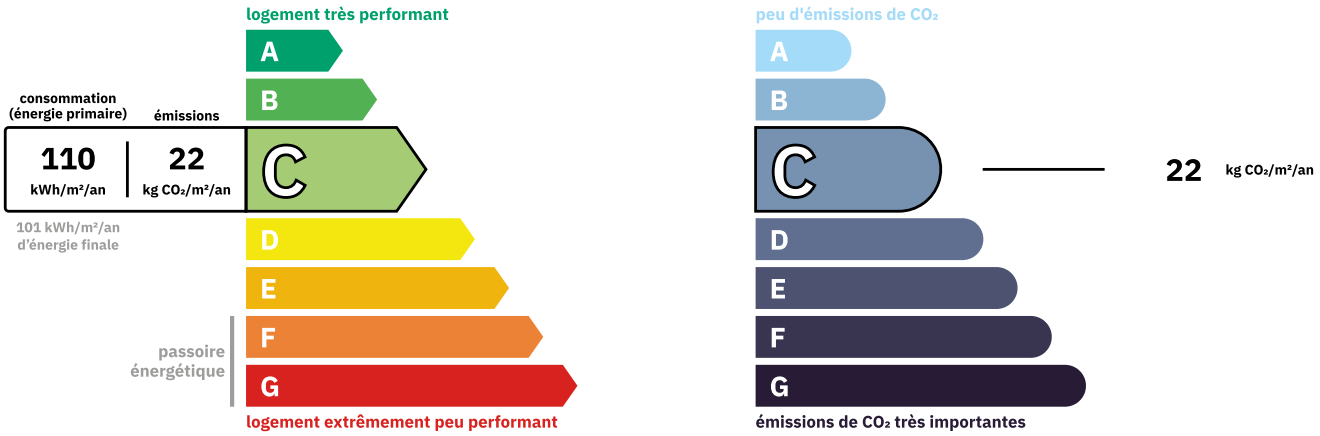
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1870 € and 2590€ 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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