

CHARACTER STONE LONGÈRE, EXCEPTIONAL LANDSCAPED GARDEN, RACE AND SPILLWAY, 5 MIN QUIMPER CENTRE

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PROPERTY FACT FILE

REFERENCE	A45369FCL29
PRICE	€ 670,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (632 076 EUR hors honoraires)
BEDROOM	4
BATHROOM	2
ACCOMMODATION	197 m²
LAND	12849 m²
TOWN	Quimper
DEPARTMENT	
LOCATION	Town property
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains drainage, Private parking, Barns - outbuildings

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





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- The countryside in the city
- Exceptional garden
- Sympathetically restored
- restored water wheel
- Connected to mains drainage

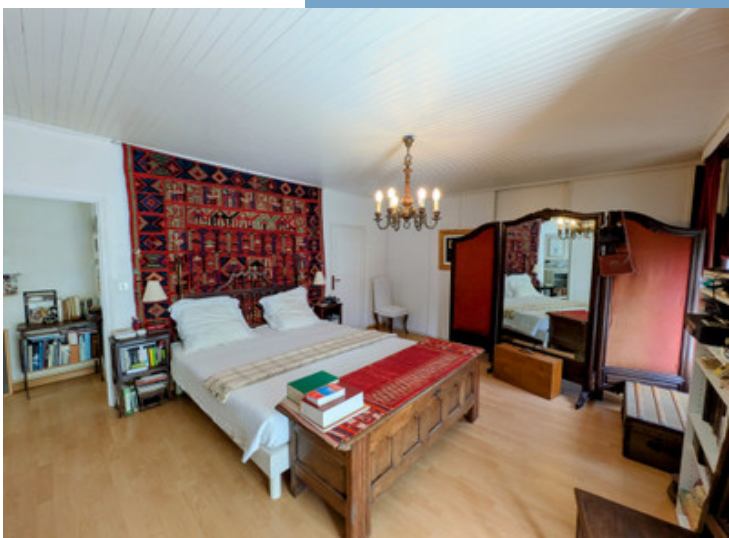
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Breton stone longère offers a rare and exceptional lifestyle just five minutes' drive from the historic city centre. The 197 m² home combines original stone character with a striking contemporary glass-and-steel artist's studio flooded with natural light. The grounds run down to the Steir millstream — the garden and the house are







DESCRIPTION

An Exceptional Home in the South of Brittany

Dating from the 16th century, this Breton stone longère has retained every element of its original character through thoughtful extensions and renovations. The property is defined above all by its extraordinary 12,850 m² landscaped garden: century-old conifers, oaks and maples, spectacular banks of rhododendrons and azaleas, bamboo groves and banana plants that create a rare botanical atmosphere in the heart of a city. A gravel path winds through the grounds connecting the house, the workshop, the lower garden and the millstream.

Approach and Exterior

Entry is through a remote-controlled electric gate onto a private gravel driveway. The granite façade, roofed in natural Breton slate, is complemented by a striking contemporary glass-and-steel studio extension. A pergola terrace draped in wisteria and climbing roses provides a sheltered and completely private outdoor living and dining space.

The grounds extend all the way down to the Steir river, passing beneath the ring road — from the house and garden, no road noise whatsoever can be heard. The dense mature vegetation and natural topography create a remarkable cocoon of calm, just five minutes by car from Quimper's historic city centre.

A 16th-century stone gable and sections of the original granite walls stand on the grounds — vestiges of the original mill that once occupied this site.

Ground Floor

The entrance hall (11 m²) opens into an exceptionally generous loung...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45369FCL29

COMPLETE FILE AND PHOTO ON REQUEST

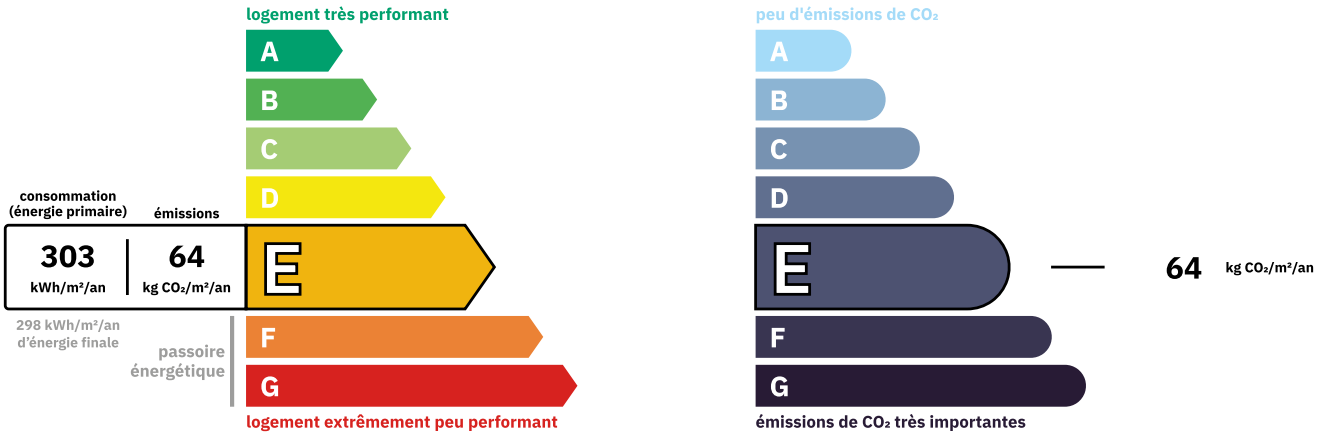
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 6230 € and 8480€ for 2023

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.

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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

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FILE COMPLETE AND PHOTOS ON REQUEST

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