

STUNNING, DETACHED STONE PROPERTY WITH SWIMMING POOL. FULL OF CHARACTER IN CENTRAL BRITTANY

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

www.leggettprestige.com

STUNNING, DETACHED STONE PROPERTY WITH SWIMMING POOL. FULL OF CHARACTER IN CENTRAL BRITTANY...







PROPERTY FACT FILE

REFERENCE	A46755JAM22
PRICE	€ 477,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	5
ACCOMMODATION	430 m²
LAND	9368 m²
TOWN	Plouguenast-Langast
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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



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

- Swimming pool heated via heat exchange pump
- Under floor heating
- Large, cosy reception rooms
- Family kitchen, a really sociable room
- Fabulous main bedroom with vaulted ceiling

STUNNING, DETACHED STONE PROPERTY WITH SWIMMING POOL. FULL OF CHARACTER IN CENTRAL BRITTANY...

Ref : A46755JAM22

Stunning stone property at the end of a quiet lane near Plouguenast Langast, surrounded by rolling Breton countryside and close to lively village amenities. With 7 bedrooms, 5 bathrooms, a cosy lounge and a spacious games room—each with a woodburner—this home is ideal for gatherings. Enjoy an in ground



DESCRIPTION

This remarkable stone property, built in 1863, sits proudly at the end of a quiet lane, offering privacy, space and timeless Breton charm. Arriving along the gravelled driveway, the scale of the house immediately impresses, with ample parking for numerous vehicles and a welcoming sense of arrival.

Inside, a wide entrance hallway sets the tone with tiled underfloor heating and a high ceiling that enhances the feeling of space. To the left is a large room with a woodburner, currently used as a games room but easily adaptable into a generous ground floor bedroom. At the end of the hallway, a door leads directly to the rear garden, ideal for summer living. This level also includes a practical laundry room, a WC, and a spacious bathroom perfectly positioned for use when coming in from the garden or pool.



Opposite the games room is the main lounge, a bright, inviting space with a woodburner set into the fireplace. Stairs rise from this room to the first floor. Beyond the lounge is the kitchen, designed for sociability and everyday comfort. A large U shaped island houses the oven and hob, with bar stools creating a natural gathering point. A wood fired stove adds warmth and character, and underfloor heating continues throughout both the lounge and kitchen.

Off the kitchen is a beautiful summer room, with exposed beams and a stone floor—an atmospheric space perfect for relaxing in any season. This room opens directly onto the garden. A further door leads from the kitchen i...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46755JAM22

COMPLETE FILE AND PHOTO ON REQUEST

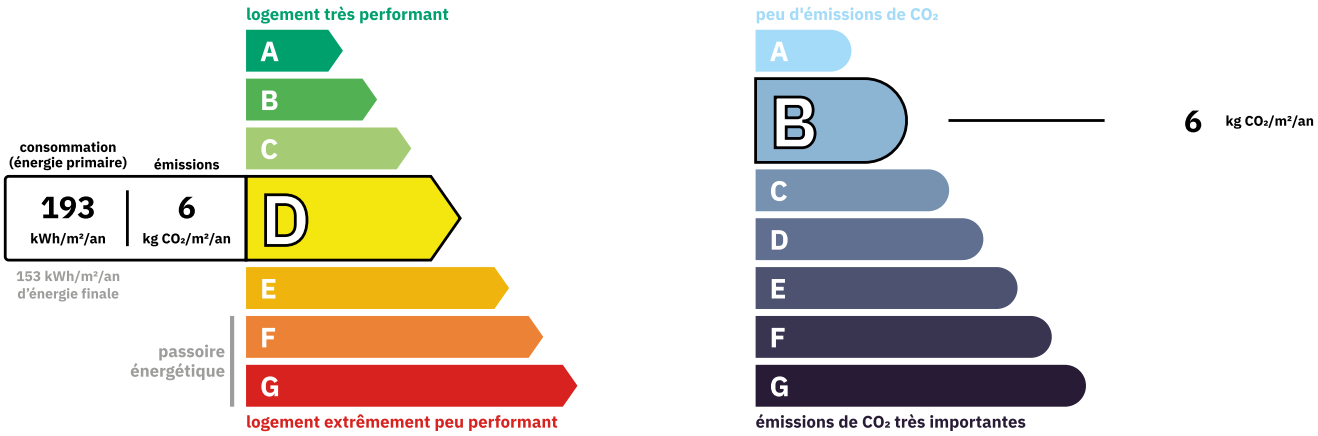
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

STUNNING, DETACHED STONE PROPERTY WITH SWIMMING POOL. FULL OF CHARACTER IN CENTRAL BRITTANY...

Ref : A46755JAM22

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

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 4870 € and 6640€ 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 :A46755JAM22
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

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