

Unique, tasteful home, stone house and buildings set in over 8 acres with river frontage, indoor pool & sauna

EXCLUSIVE



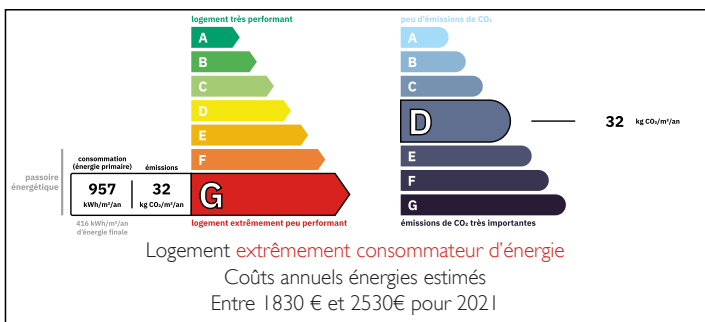
INFORMATION

Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	230 m2
Plot Size:	35040 m2

IN BRIEF

This most impressive home, set in its own extensive grounds, within a nature reserve, represents your chance to get away from the daily grind and be master of all you survey. The park is superb with landscaped gardens, a veggie plot, woodland and delightful river frontage. There is also a building which could be converted to a stable and pasture. The house has been extensively refurbished to the very highest standards to offer luxury accommodation including sauna and plunge pool. This really is an oasis of calm, a grown up retreat which could equally be a permanent home with plenty of room for a home office or creative studio. Well located for Dinan, Rennes and St Malo.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property comprises of the main house plus a guest suite situated over the double garage and an ancient mill house converted into a pool and sauna room.

Main house - ground floor:

Lounge 9.9m x 6.2m with tiled floor with underfloor heating, contemporary wood burning stove and exposed beams;

Kitchen 5.7m x 6.3m impressively fitted with a range of oak units, Belfast sink, contemporary wood burning stove;

Utility room 3.1 x 2.7.

First floor:

Master Bedroom 9.9m x 6.2m;

En-suite Bathroom 6.2m x 5.2m with underfloor heating, walk through shower, feature bath, twin basins, WC and bidet;

Second floor:

Bedroom / office 9.5m x 3.8m.

Guest suite:

Bedroom 5.8m x 3.2m;

En-suite Bathroom 2.9m x 2.6m with bath, WC and basin.

Double garage - 5.9m x 5.4m plus wine cave 4m x 2.4m.

Millhouse - leisure room 6.8m x 6.3m

Plunge pool 4.3m x 1.9m plus sauna and shower, with bi-fold doors leading to a decked area overlooking the gardens and river.

Stone built boiler house and large garden shed of 20m².

This is an extremely well-appointed property which really does have to be seen to be appreciated so viewing is very highly recommended. For more information or photographs please e-mail an enquiry.