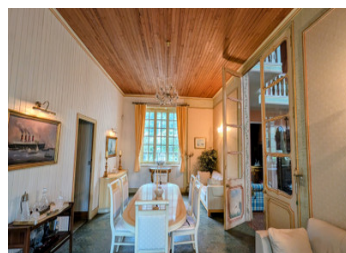
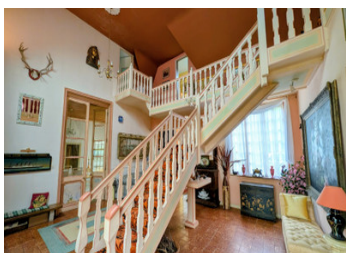


Exceptional Historic 3/4 Bedroom Abbey School House with Lake Views, Garden & Timeless Elegance



INFORMATION

Town:	Plouray
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	205 m2
Plot Size:	1498 m2



IN BRIEF

This exceptional property combines history, character and unique design. Originally the Abbey school, it was converted in the 1970s by renowned artist and interior designer André Oudin, known for restoration work at the Palace of Versailles and various châteaux.

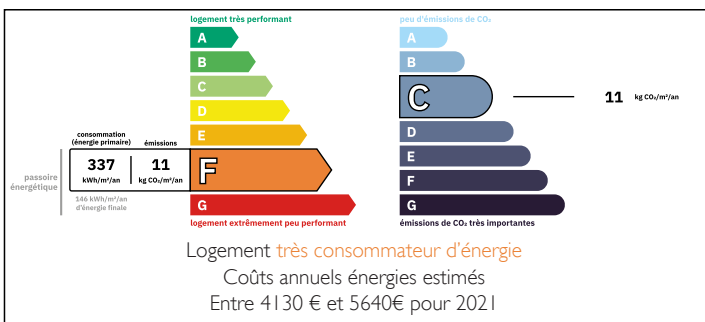
The house retains many striking artistic features, including painted interior details and impressive château doors from the Loire Valley opening into a grand dining room.

A large south-facing veranda overlooks landscaped gardens, a neighbouring lake and beautiful valley views towards Chapelle Saint-Michel.

The property offers four bedrooms, three bathrooms, generous living and entertaining spaces, a mezzanine cinema area, four-person sauna and several terraces.

At the end of the garden, a workshop offers excellent potential for conversion into a gîte, studio or additional storage (subject to permissions).

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: 800 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The Property Comprises:

Ground Floor: A welcoming front door opens into a spacious lounge (approx. 42.32m²), where the striking split-level staircase forms a central focal point. The room is further enhanced by a grand character fireplace with a natural stone surround.

Elegant full-height French-style double doors lead through to a formal dining room (approx. 27.18m²), creating an excellent flow for entertaining and doors leading to the terrace.

The rustic kitchen (approx. 11m²) features wood-paneled walls and vintage-style finishes, with a door leading down to a sous-sol.

Bathroom (approx. 6.85m²) with shower and sauna, as well as a separate WC.

On the opposite side of the lounge are two bedrooms (approx. 11.49m² and 12.83m²), along with an additional bathroom (approx. 4.21m²).

Large doors from the lounge open into a bright conservatory (approx. 22.87m²), enjoying views over the garden and providing direct access to a terrace.

First Floor: A generous mezzanine lounge area (approx. 33.41m²) offers a relaxing additional living space.

There is a bedroom/office (approx. 7.38m²), ideal for flexible use.

The principal bedroom (approx. 32.74m²) is accompanied by an en-suite bathroom (approx. 9.27m²) featuring a roll-top bath and a dressing area.

To the rear of the conservatory is a lovely terraced seating area overlooking the mature garden and the neighbouring lake.

At the end of the garden, a workshop offers excellent potential for conversion into a gîte, studio, or additional workspace (subject to permissions).

There is also a small garden area behind the workshop and a further patio seating area with views across the...