

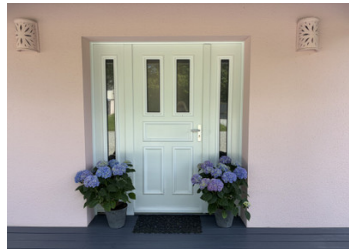
Unique 5 bedroom 3 bathroom property with heated swimming pool, double garage and 6400M2 of land .

EXCLUSIVE



INFORMATION

Town:	Réguiny
Department:	Morbihan
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	6400 m2

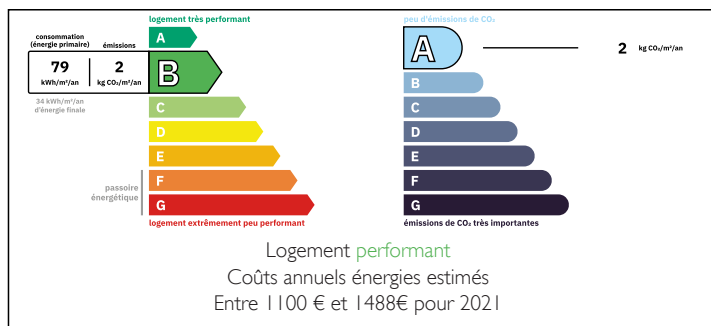


IN BRIEF

Hidden away within beautifully landscaped and fully enclosed grounds of approximately 6,400m², this remarkable property offers a rare combination of luxury, privacy, comfort and practicality. Known affectionately as "La Maison Rose", the home has been lovingly maintained and continuously improved by its current owner, resulting in a property that is presented in truly impeccable condition.

Set on the edge of a friendly Breton village, the property enjoys the perfect balance between peaceful countryside living and everyday convenience. Shops, schools, healthcare facilities and local amenities are all within easy reach, while the beautiful towns of Josselin, Vannes and Rennes are just a short drive away.

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: 1099 EUR

NOTES

DESCRIPTION

From the moment you arrive through the double gated entrance and follow the gravel driveway, the quality of this home becomes immediately apparent. Offering approximately 220m² of living space, the ground is flooded with natural light thanks to its large windows and two patio doors, all fitted with shutters. Beautiful porcelain floor tiles run throughout the ground floor, enhancing the sense of space and elegance.

At the heart of the home lies a magnificent open-plan living area designed for modern family life and effortless entertaining. The spacious lounge, complete with bespoke fitted units, flows seamlessly into the dining area and kitchen, creating a wonderfully sociable space where family and friends can gather. A practical cloakroom, intelligent motion-sensor lighting, guest WC with wash basin and useful under-stair storage further enhance the functionality of the ground floor.

The stunning bespoke kitchen has been thoughtfully designed and fully equipped with quality Bosch modern appliances. Offering both style and practicality, it provides direct access to the rear garden and outdoor entertaining areas.

Also on the ground floor is a versatile room currently suitable as a bedroom, office, gym or hobby room with an infrared sauna. Adjacent to this space is a beautifully appointed shower room with vanity unit and WC, creating the perfect wellness retreat within your own home.

An artisan-crafted oak staircase leads to the first floor, where quality continues throughout. Beautiful oak flooring extends across the landing and all four double bedrooms. The spacious and light-filled...