

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

## EXCLUSIVE



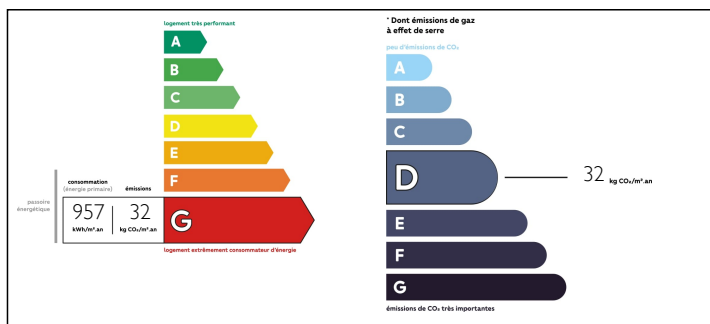
## INFORMATION

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



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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**

## 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 20m<sup>2</sup>.

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.