

Stunning family home near to the beach and golf course



INFORMATION

Town:	Saint-Briac-sur-Mer
Department:	Ille-et-Vilaine
Bed:	4
Bath:	3
Floor:	168 m ²
Plot Size:	900 m ²



IN BRIEF

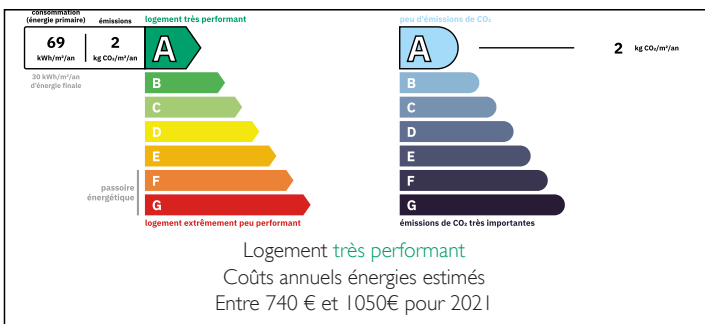
Exceptional Architect-Designed Villa with Pool – Saint-Briac-sur-Mer

This architect-designed villa in the highly sought-after village of Saint-Briac-sur-Mer is just 700 m from beaches, shops, and restaurants, and less than 5 minutes from Dinard Golf Course. Set in a quiet residential area, privacy is assured with gated access and gardens below street level.

The 4-bedroom home, including two en-suite bedrooms, is filled with natural light, featuring high ceilings, cosy corners, and versatile spaces perfect for family living, entertaining, or remote working. Highlights include a spacious living room with fireplace, modern kitchen, mezzanine, underfloor heating, solar panels, and wine cellar.

Outside, enjoy a south-facing garden, wooden terrace, and heated jacuzzi-pool with

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.



DESCRIPTION

Luxury 4-Bedroom Architect-Designed Villa with Pool in Saint-Briac-sur-Mer, Brittany

This stunning architect-designed villa in the highly sought-after village of Saint-Briac-sur-Mer offers easy access to Rennes Airport (85 km), Saint-Malo ferry port (14 km), road and rail networks, making it ideal as a permanent home or luxury holiday residence. Just 700 m from beaches, shops, and restaurants, and less than 5 minutes from Dinard Golf Course, it combines convenience with privacy.

The villa is accessed via a carport with off-street parking for two cars, leading to the upper landing with wooden stairs down to the glass-fronted entrance and central hallway.

The south-facing rear garden is enclosed and private, landscaped with mature plants, shrubs, water features, and a dining area—perfect for entertaining or alfresco dining.

The downstairs bedroom opens onto the garden, featuring a walk-in dressing room and en-suite wet room with his-and-her sinks, currently configured as a home-office.

The spacious kitchen-diner overlooks both gardens, with underfloor-heated tiles, modern fittings, and ample storage—ideal for entertaining. The lounge features a wood burner and opens onto both gardens. A mezzanine, accessed via a contemporary spiral staircase, serves as a TV room and library, with a cosy reading corner bathed in western light.

The service area includes a laundry/workroom, separate pantry suitable as a wine cellar, and additional storage.

Upstairs, three further double bedrooms offer privacy with built-in cupboards. The master bedroom features a Juliet balcony, en-suite bathroom, high ceilings, and built-in wardrobes. Two

LOCAL TAXES

Taxe foncière: 1 156 EUR

Taxe habitation: EUR

NOTES