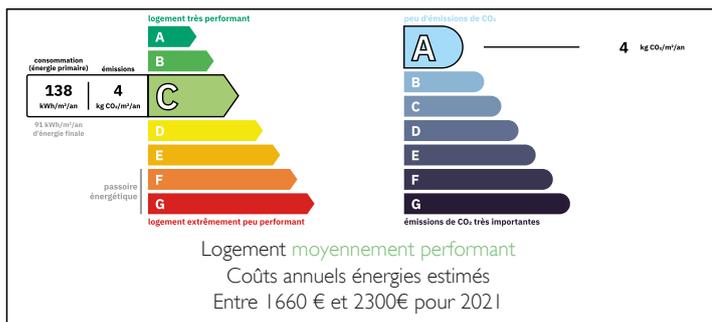


Beautiful longère, independent one-bed house, spa, beautiful gardens with stunning views, private woodland.



ENERGY - DPE



INFORMATION

Town:	Guerlédan
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	247 m ²
Plot Size:	28691 m ²

IN BRIEF

Discover this jewel of a property, situated near a market town and a short drive from the famous Lac de Guerlédan in the heart of Brittany.

A thoughtfully renovated and beautifully presented four bedroom stone, longère, complete with separate spa, additional independent one bedroom house, beautiful landscaped gardens with far reaching views bordered by a stream. Also included is a large private woodland. All this near the famous Lac de Guerlédan in the heart of Brittany.

Recently renewed double glazing and an air source heat pump ensures that you can enjoy the authentic charm and character of an ancient property, with the comfort and convenience of modern living.

Stunning views of the gardens, stream and woodland beyond ensure peace and tranquility, yet commerces and main roads are just five minutes away. Fibre

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

This is a one of a kind property, ideal for someone who appreciates the beauty and tranquility of this unique setting. The gardens are full of beautiful plants that bring many birds, insects and even wild deer within view of the house. The gardens slope downwards from the houses and meander towards the stream at the bottom of the land, bringing breathtaking views that you can appreciate from the various terraces and opening picture window of the spa, designed to showcase the wonder of the natural world in view.

The main longère is comprised on the ground floor of a large living room with wood burning stove and air conditioning, an office or additional bedroom with views over the gardens and doors to the terrace, a dining room with second wood burning stove, kitchen, back kitchen, and attached garage. There is also a shower room and WC on the ground floor.

The lovely solid wood main staircase leads to a landing and two bedrooms, one with an attached shower room and WC. A second staircase between the kitchen and garage leads to a second landing with a lovely, large and light guest bedroom, across from a private shower room and WC.

Across the courtyard garden is a spa building with jacuzzi and aforementioned opening picture window, sauna and shower. Above this is a useful mezzanine. Another building houses a useful workshop that can function as a wood store.

Set back from the main house with no direct line...

LOCAL TAXES

Taxe foncière: 1741 EUR

Taxe habitation: EUR

NOTES