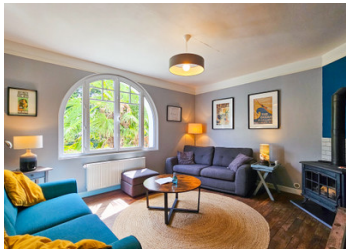


Beautifully presented character home, renovated to a high standard, elevated views and gardens.



INFORMATION

Town:	La Prénessaye
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	126 m2
Plot Size:	4542 m2



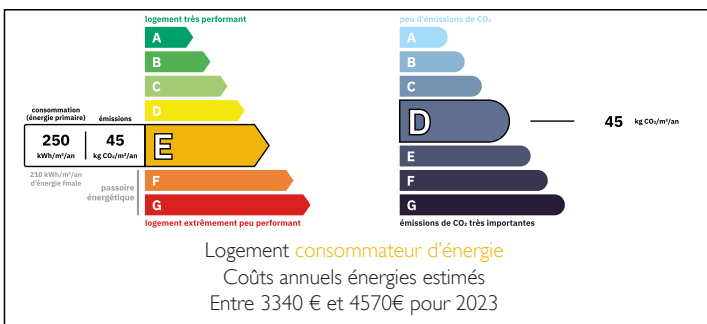
IN BRIEF

Discover this fully renovated and stylishly presented four-bedroom home, set in an elevated position, complete with stunning terraced gardens, great views and situated just 60m from a beautiful river. With generous rooms, high ceilings, large windows, authentic materials and original features throughout, great care has been taken to create a stunning home - ready to move into.

Comprising at garden level a bedroom, bathroom and WC, with a useful garage. On the elevated first floor is a charming bespoke kitchen, inviting living room with an impressive arched window, large dining room and a lovely study. Upstairs are three more bedrooms with cathedral ceilings and a shower room with WC.

The landscaped grounds are terraced, including a wonderful outdoor dining area, giving many viewpoints and areas in which to relax and enjoy the

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

Beautifully Renovated Character Home with Terraced Gardens, Valley Views and Exceptional Outdoor Lifestyle Opportunities

Summary: Perched in an elevated position overlooking a peaceful valley and just 60 metres from the river, this beautifully renovated four-bedroom character home combines timeless French charm with modern comfort. Featuring stylish interiors, high ceilings, original oak floors, generous light-filled rooms and landscaped terraced gardens and land extending to over 4,500m², the property offers an enviable lifestyle in one of Central Brittany's most attractive outdoor recreation areas. Located only 80 metres from the renowned Voie 6 cycle route and 400 metres from a sports centre with canoeing and mountain bike facilities, this is a rare opportunity to acquire a fully renovated home ready to enjoy immediately, with additional potential to create independent guest accommodation or a gîte on the lower ground floor.

Discover this exceptionally well-presented character property, a home that has been lovingly and comprehensively renovated to a high standard whilst retaining the charm, authenticity and architectural features that make period French homes so desirable. Set in an elevated position above the valley, the property enjoys an abundance of natural light throughout the day together with delightful views over the surrounding landscape and towards the river below. Every detail has been carefully considered to create a residence that feels both elegant and welcoming, offering the perfect balance between character and contemporary comfort.

The sense of quality is immediately apparent upon entering. High ceilings, large windows and attractive original features combine to create...

LOCAL TAXES

Taxe habitation: 579 EUR

NOTES