

Ancient farm with a modern 4 bedroom property, lake, outbuildings and approx. 47ha of land



EXCLUSIVE

## INFORMATION

Town:	Lescouët-Gouarec
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	173 m2
Plot Size:	470000 m2



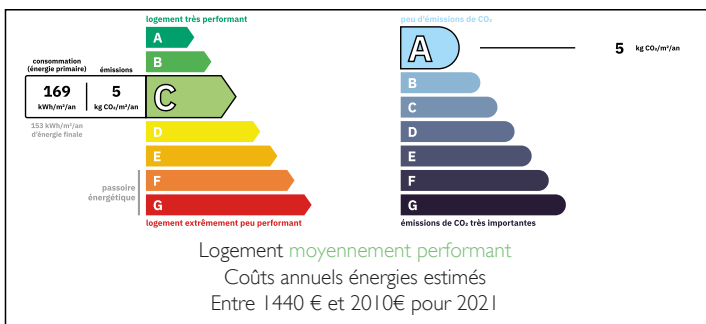
## IN BRIEF

A rare opportunity to acquire a truly private estate offering the perfect balance of character and modern comfort. This beautifully renovated former farmhouse provides spacious family living in an exceptional rural setting, surrounded by its own extensive land and complete tranquillity.

The property features four bedrooms and well-designed accommodation throughout. On the ground floor, there is an entrance hall, a bedroom with en-suite shower room and dressing room, separate WC with washbasin, utility room, fitted kitchen, and a bright living/dining room ideal for entertaining. Upstairs, the first floor offers a bedroom with private balcony and shower room, a mezzanine area, family bathroom, and two further bedrooms.

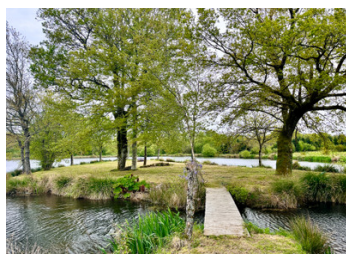
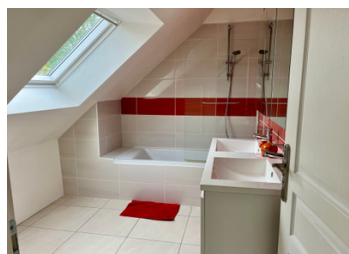
Set within 470,568 m<sup>2</sup> of private grounds, the estate offers outstanding seclusion and an impressive range

## 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

Architect-Designed Home at the Heart of a Private 47-Hectare Estate with Garage, Landscaped Gardens, Lake, Outbuildings and Barns.

Located between the wild coastlines of the English Channel and the fine sandy beaches of the Atlantic, this remarkable property offers the luxury of space and the privilege of complete tranquillity.

In 2014, the house underwent a substantial extension and a full architectural redesign. It now offers generous living spaces, abundant natural light, and a contemporary aesthetic throughout.

Set within 470,568 m<sup>2</sup> of land, the estate provides a rare sense of freedom and privacy. The grounds completely surround the property, creating a peaceful and entirely private haven.

On the ground floor, the entrance hall leads to a well-balanced layout including a spacious 13.29 m<sup>2</sup> bedroom with private shower room and dressing area, ideal for guests or single-level living. There is also a separate WC with wash basin, a utility room, a fitted 27 m<sup>2</sup> kitchen, and a large open-plan sitting / dining room. The principal living area, measuring approximately 68 m<sup>2</sup>, is warm and welcoming, centred around a wood-burning stove.

Upstairs, there is a second bedroom of 20.05 m<sup>2</sup> with private balcony and en-suite shower room overlooking the estate's land, a mezzanine area suitable as an office or additional lounge, a third bedroom of 12.05 m<sup>2</sup>, a fourth bedroom of 13.29 m<sup>2</sup>, and a family bathroom of 9.23 m<sup>2</sup>.

The house has also been designed with comfort and energy efficiency in mind, featuring installed radiators and underfloor heating already in place, ready...

## LOCAL TAXES

**Taxe foncière: 2000 EUR**

**Taxe habitation: EUR**

## NOTES