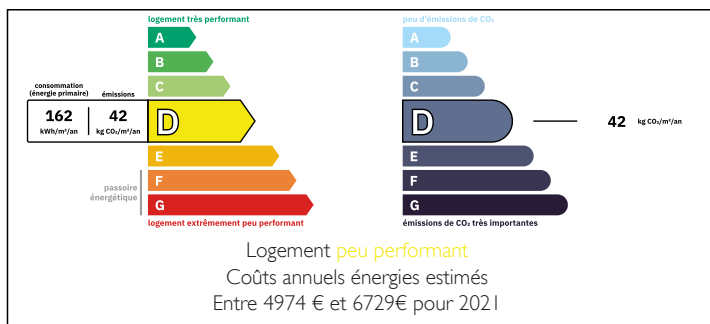


Exceptional historic property, gîtes and wooded parkland 18000 m Côtes-d'Armor, Near Lannion and Beaches



## ENERGY - DPE



## INFORMATION

Town:	Tonquédec
Department:	Côtes-d'Armor
Bed:	11
Bath:	10
Floor:	407 m2
Plot Size:	18900 m2

## IN BRIEF

Set in the heart of Brittany's countryside, this sumptuous pink granite residence is just 10 km from Lannion and 20 minutes from the beaches of the legendary Pink Granite Coast. With almost 2 hectares of wooded parkland, this exceptional property offers you a rare, peaceful and privileged living environment.

This property stands out for its development potential and its many conversion options. It is perfectly suited to a bed and breakfast or luxury gîte project, or can be transformed into a venue for events, seminars or wellness retreats.

It is also a perfect location for a large family residence, offering a calm, unspoilt setting yet close to Lannion's amenities.

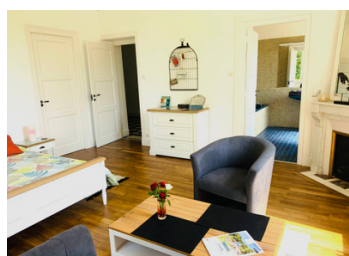
10 km from Lannion, a dynamic town with all shops and services.

20 km from the beaches of the Côte de Granit Rose and Perros-Guirec

Close to the Château de Tonquédec.

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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In the main house, a vast entrance hall leads to several living rooms: a large, very bright reception room with marble fireplace, a small sitting room with panoramic views over the parklands, a large, fully-equipped kitchen/diner, a guest bedroom with a view over the parklands, its own private bathroom, toilet and storage space, and a large landing leading to 5 spacious bedrooms, each with its own shower room or private bathroom. All the rooms are very bright. An attic area offers three bedrooms, 2 shower/toilet rooms and plenty of storage space.

In a separate building, 2 certified gîtes. Large garage and workshop on the ground floor, with independent access to the gîtes upstairs.

Two other buildings offer development potential for various projects (event space, wellness, creative workshops, etc.).

The grounds of approx. 1.8 hectares include extensive landscaped areas with mature trees, paths and private areas to recharge your batteries. A perfect venue for a variety of events, with its own access road and parking for over 30 vehicles.

The approximate surface areas are as follows:

Main House (ceiling height 3 m):

Ground floor (ceiling height 3 m):

hall 35 m<sup>2</sup>

study 27 m<sup>2</sup>

lounge 48 m<sup>2</sup>

bedroom 22 m<sup>2</sup> plus bathroom 7.3 m<sup>2</sup> plus dressing room and toilet 7.5 m<sup>2</sup>

staircase floor occupation 12 m<sup>2</sup>

toilet

kitchen 20 m<sup>2</sup> plus pantry 4 m<sup>2</sup>

First floor (ceiling height 2.9 m):

hallway 28 m<sup>2</sup>

open-plan study 7.4 m<sup>2</sup>

toilet

cupboard on hallway

bedroom 18 m<sup>2</sup> plus shower room and toilet 6.5 m<sup>2</sup>

bedroom 22.5 m<sup>2</sup> plus shower room and toilet 7.7 m<sup>2</sup>