

Exceptional Estate with sea view - Pink Granite Coast One main house and 3 guest houses on 18,000 m of land



INFORMATION

Town:	Penvénan
Department:	Côtes-d'Armor
Bed:	6
Bath:	6
Floor:	428 m2
Plot Size:	18051 m2

IN BRIEF

A confidential property in the heart of Brittany nature

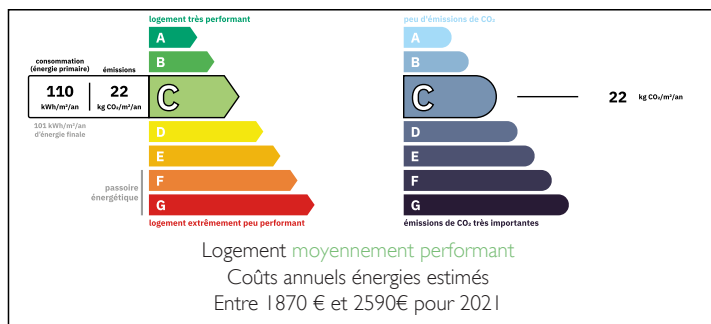
Set in one of the most unspoilt areas of the Pink Granite Coast, this unique landscaped estate is just a stone's throw from the wild beaches of Port Blanc and Pellinec Bay. With its rare refinement, this property of almost 18,000 m², overlooking the ocean, offers an art of living between land, sea and light.

A living museum garden, designed as a work of art

Spread over several terraced levels, the garden is the fruit of more than ten years of passion and creation. It is home to more than 750 botanical species selected from the four corners of the earth - Japanese maples, palms, tree ferns, southern plants... - in a plant setting with natural, poetic lines. The whole area is punctuated by monumental sculptures



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

A discreetly luxurious main residence:

The main house, completely redesigned using the finest materials, offers around 260 m² of living space. Generous volumes, through-lighting and a warm, contemporary feel: everything here invites you to relax.

On the ground floor: an entrance hall with dressing room and guest toilet, an elegant dining room, a living room with fireplace extending onto a vast panoramic terrace, an open-plan kitchen with adjoining terrace, and a master suite with private bathroom and shower room and private terrace.

Upstairs: a bright bedroom with en suite bathroom, a vast study/library, a linen room and a spectacular attic bedroom with exposed roof timbers and 12 velux windows, offering exceptional views.

Three guest houses, the art of entertaining in total freedom

Three completely renovated, detached houses extend the spirit of the property and offer the perfect setting for guests, families or hosts. Each offers a living room with fireplace or wood-burning stove, open-plan kitchen, comfortable bedrooms and refined bathrooms. Two of them are linked by a conservatory, a veritable winter garden set among ancient stonework.

Top-of-the-range features designed for comfort and contemplation

Outdoor swimming spa, with views over the gardens
Exotic wood terraces on each level of the grounds
Renovated garage, workshop, greenhouse, old well
Roof equipped with solar panels
Careful exterior lighting, to prolong the magic of the garden at night
Orchard, meadow, stream, henhouse, for a healthy, self-sufficient and poetic lifestyle
Indoor and outdoor parking for several vehicles

LOCAL TAXES

Taxe foncière: 4476 EUR

Taxe habitation: EUR

NOTES