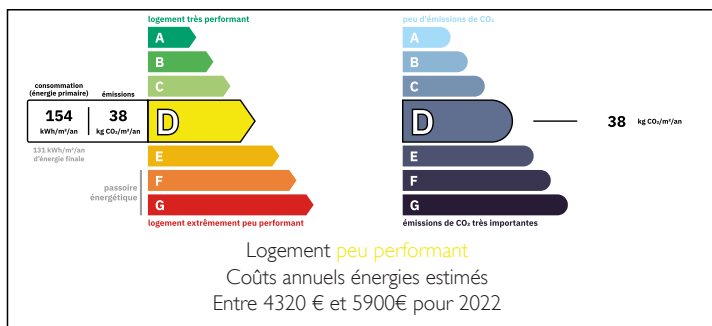


Stunning five bedroom contemporary manoir set in sweeping grounds and with a small lake. A must-view !

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Plœuc-L'Hermitage
Department:	Côtes-d'Armor
Bed:	5
Bath:	3
Floor:	244 m2
Plot Size:	5816 m2

## IN BRIEF

This elegant property, designed in the style of a contemporary manoir, is truly something special. Set at the end of a long private driveway, it stands in beautifully landscaped grounds that include a small lake and established trees and shrubs.

Large windows throughout the house flood the interior with natural light and provide wonderful views over the gardens. A spacious terrace runs along two sides of the house, offering the perfect setting for relaxing or entertaining in peaceful surroundings.

The ground floor features a grand entrance hall with cloakroom and WC, a fitted kitchen with open BBQ and dining area, a stylish lounge with fireplace and open chimney, a dining room, and a bedroom suite with shower room and dressing room. A practical laundry/boot room, complete with wine cellar, connects the kitchen to the double garage.

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 sweeping staircase rises from the entrance hall to the first floor. The spacious landing area has a sunny reading corner and an office space. On this floor are two further bedroom suites (each with en suite bathroom and dressing room), two additional bedrooms, a separate office, and a WC. There is also a spacious room currently used for storage, ready to be renovated to suit your needs.

Heating is provided by underfloor oil-fired central heating on most of the ground floor, supported by an open fire in the lounge, with additional electric heating throughout the house. The property is connected to mains drainage.

Located close to the village of Plœuc-l'Hermitage where there is a weekly market, shops and restaurants. The closest beach is approximately 30 minutes drive, and the property is conveniently located for Saint Malo (1 hour 15) and Roscoff (1 hour 35) ferry ports.

## LOCAL TAXES

Taxe foncière: 1582 EUR

Taxe habitation: EUR

## DETAILS

### MAIN HOUSE - GROUND FLOOR

- Entrance hall (4.10m x 4.6m) with tiled floor. Cloakroom and WC/washbasin
- Kitchen (25m<sup>2</sup>) with fitted oak units, island for dining/food preparation, open BBQ, tiled floor, 3 x glazed doors opening onto the terrace and electric heater.
- Lounge (3.80m x 7.40m) with parquet floor, fireplace with open fire and three glazed doors opening to the terrace.
- Dining room (8.79m x 3.28m) with parquet floor, glazed doors to the garden and two windows to the side.
- Bedroom suite I (3.28m x 2.76m) with wood laminate flooring, electric heater and window. En suite shower room with washbasin, and dressing room with fitted...

## NOTES