

Longère to renovate in idyllic location, magnificent lake with cabin and woodland near Lac de Guerlédan.



INFORMATION

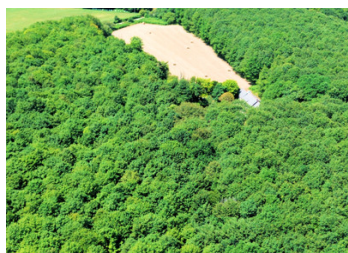
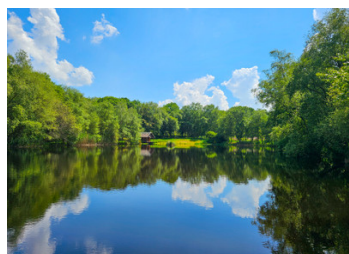
Town:	Cléguérec
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	200 m2
Plot Size:	181381 m2

IN BRIEF

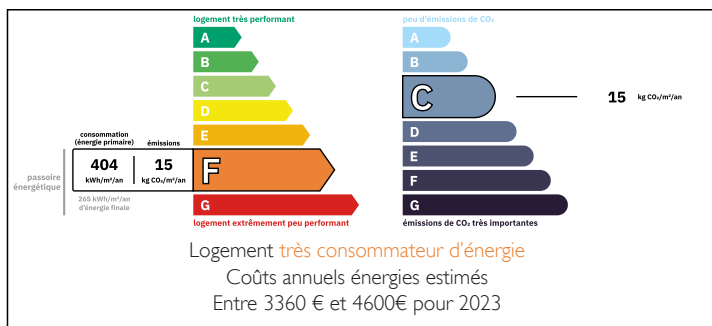
A once in a lifetime opportunity to acquire this exceptional property comprising a large stone longère to renovate, enchanting private lake with wood cabin and deck and over 180,000m2 of land including extensive woodland, pasture and wildflowers. Situated in an absolute haven of tranquility near the famous Lac de Guerlédan - in the heart of beautiful Brittany.

Enjoy total peace and relaxation in a dream natural environment, completely undisturbed, where fresh air, birdsong, flora and fauna are all around.

The longère comprises four rooms plus a bathroom on the ground floor, and an attic for conversion above. Three attached outbuildings offer further scope for expansion. For complete renovation, it is a blank canvas, ready to transform and customise to meet your desires.

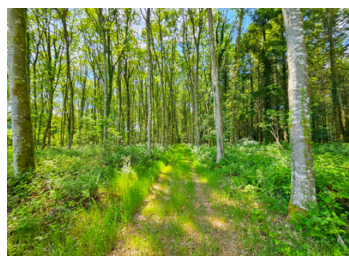


ENERGY - DPE



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 truly exceptional and increasingly rare opportunity to acquire a substantial Breton estate in an idyllic natural setting close to the famous Lac de Guerlédan. Comprising a traditional stone longère for complete renovation, an enchanting private lake with wooden cabin and deck, and over 18 hectares (180,000m²) of woodland, pasture and wildflower meadows, this remarkable property offers privacy, tranquillity and potential on a scale seldom found in Brittany today. The property includes approximately 200m² of existing living space together with extensive scope for further development thanks to a large convertible attic and three attached outbuildings.

Nestled in the heart of the Breton countryside, the estate enjoys a magical atmosphere where nature takes centre stage. Mature woodland, open meadows, abundant wildlife and the peaceful waters of the private lake combine to create a setting of extraordinary beauty throughout the seasons. Whether envisioned as a prestigious family residence, a country retreat, an equestrian property, a tourism project, a wellness destination or simply a private sanctuary, the possibilities are almost limitless.

The woodland element of the estate is particularly noteworthy. Extending across a significant portion of the property's 18 hectares, the trees form a substantial and carefully managed plantation comprising a variety of species which together create a rich and diverse natural environment. Now approximately 35 years old, the woodland has matured beautifully and contributes significantly to both the landscape and ecological value of the estate. The trees have been conscientiously maintained over the years, with regular trimming and...

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