

Character Longère with Private Lake, Complete Privacy and 1.6 Acres near Lac de Guerlédan.



## INFORMATION

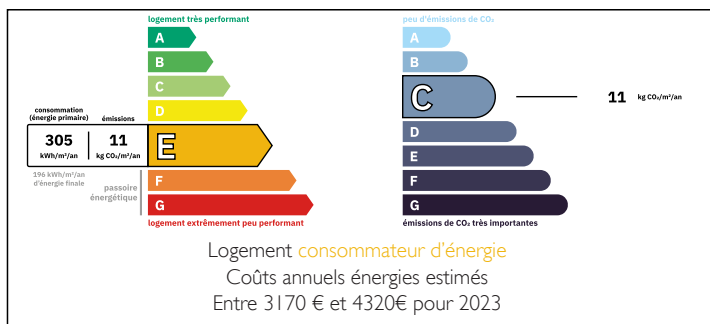
|             |           |
|-------------|-----------|
| Town:       | Cléguérec |
| Department: | Morbihan  |
| Bed:        | 4         |
| Bath:       | 2         |
| Floor:      | 133 m2    |
| Plot Size:  | 6470 m2   |

## IN BRIEF

Hidden away at the end of a peaceful hamlet near Lac de Guerlédan, this charming south-facing stone longère offers a rare blend of character, privacy and natural beauty. Set within over 6,400 m<sup>2</sup> of landscaped grounds, the property features four bedrooms, including a ground-floor principal suite, office space and warm, welcoming living areas with traditional fireplaces and a wood-burning stove.

The true highlight is the magnificent private lake, complete with its own island, wooden bridge and handcrafted pagoda style covered pergola, creating a spectacular setting for fishing, wildlife watching, outdoor dining or simply relaxing in complete tranquillity. With no overlooking neighbours, recent roof and window upgrades, and garage, this unique Breton retreat offers an exceptional lifestyle opportunity just moments from the outdoor activities and natural beauty of Lac de Guerlédan.

## 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

Character Longère with Private Lake, Complete Privacy and Exceptional Natural Setting Near Lac de Guerlédan

Hidden away at the very end of a peaceful hamlet in the beautiful Breton countryside, this enchanting stone longère offers a rare opportunity to enjoy complete tranquillity surrounded by nature, while remaining within easy reach of the magnificent Lac de Guerlédan and the many attractions of Central Brittany.

With no passing traffic, no overlooking neighbours and views over woodland and countryside, this is a property where everyday life slows to the rhythm of nature. The only sounds are birdsong and the gentle movement of water across your own private lake.

Occupying over 6,400 m<sup>2</sup> of beautifully landscaped grounds, this charming south-facing property offers approximately 133 m<sup>2</sup> of living accommodation, combining traditional Breton character with modern comfort. Recent improvements including the roof and windows provide reassurance for future owners while preserving the authentic and intrinsic charm of the property.

### A Warm and Welcoming Home

Stepping inside, you are immediately greeted by a warm and inviting atmosphere where exposed stone and traditional features blend effortlessly with practical family living.

The main living space is large, bright and welcoming, benefiting from its sunny south-facing aspect. At the heart of the home, the cosy sitting room features a wood-burning stove set within the fireplace, creating the perfect setting for winter evenings after a day exploring the local countryside. At the other end of the room is a second fireplace and dining area.

The fitted and equipped country style kitchen,

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## NOTES