

Stunning, detached stone property with swimming pool. Full of character in Central Brittany

EXCLUSIVE



## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Plouguenast-Langast |
| Department: | Côtes-d'Armor       |
| Bed:        | 7                   |
| Bath:       | 5                   |
| Floor:      | 430 m2              |
| Plot Size:  | 9368 m2             |

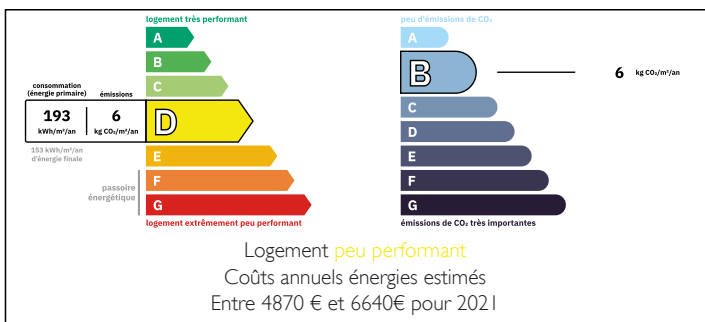
## IN BRIEF

Stunning stone property at the end of a quiet lane near Plouguenast-Langast, surrounded by rolling Breton countryside and close to lively village amenities. With 7 bedrooms, 5 bathrooms, a cosy lounge and a spacious games room—each with a woodburner—this home is ideal for gatherings. Enjoy an in-ground saltwater pool heated by a heat-source pump. Owned as a cherished holiday home since 2007, it offers easy access to beaches north and south, charming market towns, and the best of central Brittany's outdoor lifestyle. Easy access to the port of St Malo or the airport of Rennes.

More than 80 additional images including 3D are available upon request.



## ENERGY - DPE



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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 foncière: 1809 EUR**

## NOTES

## DESCRIPTION

This remarkable stone property, built in 1863, sits proudly at the end of a quiet lane, offering privacy, space and timeless Breton charm. Arriving along the gravelled driveway, the scale of the house immediately impresses, with ample parking for numerous vehicles and a welcoming sense of arrival.

Inside, a wide entrance hallway sets the tone with tiled underfloor heating and a high ceiling that enhances the feeling of space. To the left is a large room with a woodburner, currently used as a games room but easily adaptable into a generous ground-floor bedroom. At the end of the hallway, a door leads directly to the rear garden, ideal for summer living. This level also includes a practical laundry room, a WC, and a spacious bathroom perfectly positioned for use when coming in from the garden or pool.

Opposite the games room is the main lounge, a bright, inviting space with a woodburner set into the fireplace. Stairs rise from this room to the first floor. Beyond the lounge is the kitchen, designed for sociability and everyday comfort. A large U-shaped island houses the oven and hob, with bar stools creating a natural gathering point. A wood-fired stove adds warmth and character, and underfloor heating continues throughout both the lounge and kitchen.

Off the kitchen is a beautiful summer room, with exposed beams and a stone floor—an atmospheric space perfect for relaxing in any season. This room opens directly onto the garden. A further door leads from the...