

Exceptional 5-Bedroom Breton Granite Residence with Private Road and 24-Hectares of Forestry. land

EXCLUSIVE



INFORMATION

Town:	Plounévez-Quintin
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	244381 m2

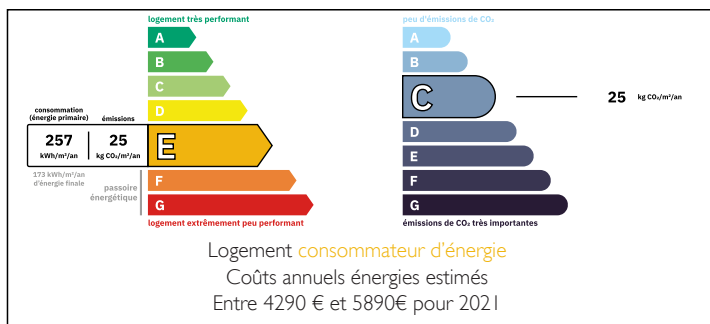
IN BRIEF

A rare opportunity to acquire a substantial five-bedroom Breton granite residence of approximately 220 m², privately positioned at the heart of an exceptional 24-hectare forestry estate near Plounévez-Quintin. Reached by its own private road and surrounded predominantly by Douglas fir plantations, the property offers remarkable peace, privacy and a genuine sense of scale.

Built in the late 1970s using locally quarried granite, the house provides generous family accommodation with spacious reception areas, a large kitchen, veranda, five bedrooms, two bathrooms and extensive basement, workshop and utility space.

Beyond the gardens surrounding the house, the estate extends into around 24 hectares of managed woodland, predominantly Douglas fir.

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.



NOTES

DESCRIPTION

Set deep in the countryside of Plounévez-Quintin, this substantial Breton property combines an imposing family residence, complete privacy and an extensive 24-hectare forestry estate.

Reached via its own private road and with no near neighbours, the property occupies a particularly peaceful and secluded position. The house sits within its own gardens and is surrounded by predominantly Douglas fir woodland, creating a strong sense of privacy, scale and connection with the surrounding landscape.

Built in the late 1970s by a former owner who operated a nearby granite quarry, the house was constructed using locally extracted granite. This gives the property much of its distinctive character and sense of permanence. Even the letterbox reflects this history, being incorporated into an enormous block of granite weighing several tonnes.

The main residence offers approximately 220 m² of habitable accommodation, with generous proportions throughout. A striking central entrance and open staircase create an impressive sense of height on entering the house.

Ground floor

The principal living level is arranged around a substantial séjour/salon, providing the main reception space of the house.

Alongside this is the kitchen, which connects with the large veranda, extending the living accommodation towards the gardens and woodland beyond.

Also on this floor is Bedroom I, a bathroom, a corridor and two separate WCs. This ground-floor bedroom and bathroom make the property particularly flexible for guests, extended family or anyone wanting sleeping accommodation on the main living level.

The veranda, measuring approximately 28 m², provides an attractive additional living space and an