

NORTHERN BRITTANY – 14TH-CENTURY MANOR HOUSE SET IN 8.5 HECTARES OF GROUNDS, JUST A FEW MINUTES FROM THE SEA



INFORMATION

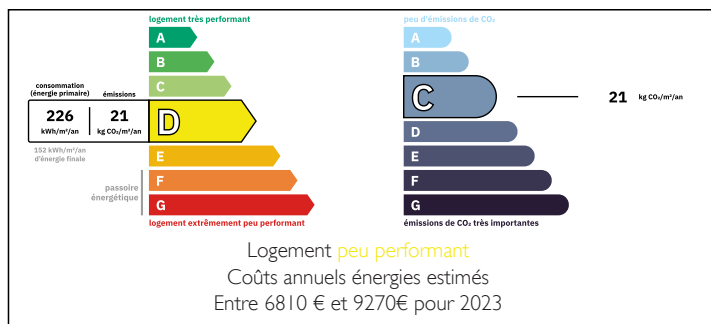
Town:	Langoat
Department:	Côtes-d'Armor
Bed:	9
Bath:	7
Floor:	625 m2
Plot Size:	86376 m2



IN BRIEF

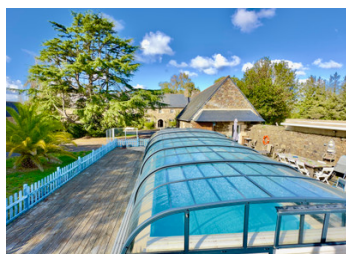
In the heart of Trégor, close to the Pink Granite Coast, discover this remarkable 14th-century manor house, nestled within an estate of over 8.5 hectares of meadows and wooded areas, set between unspoilt countryside and the Breton coastline. A former stately home, this property captivates visitors from the moment they arrive with its majestic Gothic porch, stone façades and characterful outbuildings arranged around a vast inner courtyard.

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

The main house, measuring approximately 400 m², offers generous living spaces, including a superb reception area combining a kitchen, dining room and living room with high ceilings. A winter lounge with a fireplace, a ground-floor bedroom extending onto a conservatory, and several relaxation areas complete the ground floor. Upstairs, numerous bedrooms, several bathrooms, a spacious lounge-library and a mezzanine converted into an office offer comfort and plenty of scope for a large family.

A detached guest house features a spacious living area with an open-plan kitchen, three bedrooms and a private terrace. A second outbuilding houses a gym, a relaxation area and a summer kitchen, extending onto a heated outdoor swimming pool fitted with a telescopic cover.

Outside, the extensive meadows, wooded areas, barns, former farm outbuildings and equestrian facilities offer remarkable potential for a family home, a charming holiday let business, a tourism venture or an equestrian project, subject to the necessary permissions.

A rare property, where over six centuries of history, wide open spaces and proximity to the beaches of Northern Brittany combine to create an exceptional living environment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES