



EXCEPTIONAL HISTORIC PROPERTY, GÎTES AND  
WOODED PARKLAND 18000 M<sup>2</sup>  
CÔTES-D'ARMOR, NEAR LANNION AND  
BEACHES



www.leggettprestige.com

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18000 M<sup>2</sup>  
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LANNION AND...



PROPERTY FACT FILE	
REFERENCE	A37109HL22
PRICE	€ 989,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	11
BATHROOM	10
ACCOMMODATION	407 m <sup>2</sup>
LAND	18900 m <sup>2</sup>
TOWN	Tonquédec
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Mains Drains, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	





- 20 min from the beaches and Perros-Guirec
- 28 min from Guingamp station with Paris 3H20 away
- 8 bedrooms with en-suite bathrooms and toilets
- Peace and quiet, magnificent wooded grounds
- 360° views on request

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Set in the heart of Brittany's countryside, this sumptuous pink granite residence is just 10 km from Lannion and 20 minutes from the beaches of the legendary Pink Granite Coast. With almost 2 hectares of wooded parkland, this exceptional property offers you a rare, peaceful and privileged living environment.

## DESCRIPTIF

In the main house, a vast entrance hall leads to several living rooms: a large, very bright reception room with marble fireplace, a small sitting room with panoramic views over the parklands, a large, fully-equipped kitchen/diner, a guest bedroom with a view over the parklands, its own private bathroom, toilet and storage space, and a large landing leading to 5 spacious bedrooms, each with its own shower room or private bathroom. All the rooms are very bright. An attic area offers three bedrooms, 2 shower/toilet rooms and plenty of storage space. In a separate building, 2 certified gîtes. Large garage and workshop on the ground floor, with independent access to the gîtes upstairs.

Two other buildings offer development potential for various projects (event space, wellness, creative workshops, etc.).

The grounds of approx. 1.8 hectares include extensive landscaped areas with mature trees, paths and private areas to recharge your batteries. A perfect venue for a variety of events, with its own access road and parking for over 30 vehicles.

The approximate surface areas are as follows:

Main House (ceiling height 3 m):

Ground floor (ceiling height 3 m):

hall 35 m<sup>2</sup>

study 27 m<sup>2</sup>

lounge 48 m<sup>2</sup>

bedroom 22 m<sup>2</sup> plus bathroom 7.3 m<sup>2</sup> plus dressing room and toilet 7.5 m<sup>2</sup>

staircase floor occupation 12 m<sup>2</sup>

toilet

kitchen 20 m<sup>2</sup> plus pantry 4 m<sup>2</sup>

First floor (ceiling height 2.9 m):

hallway 28 m<sup>2</sup>

open-plan study 7.4 m<sup>2</sup>

toilet

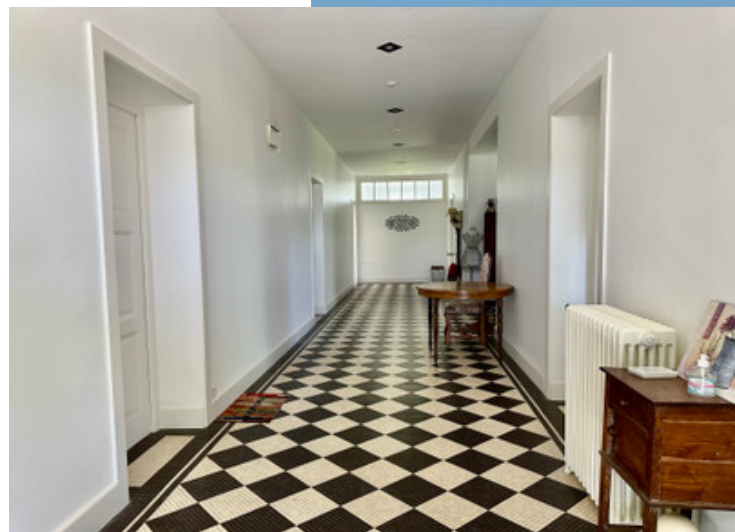
cupboard on hallway

bedroom 18 m<sup>2</sup> plus shower room and toilet

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A37109HL22>

COMPLETE FILE AND PHOTO ON REQUEST

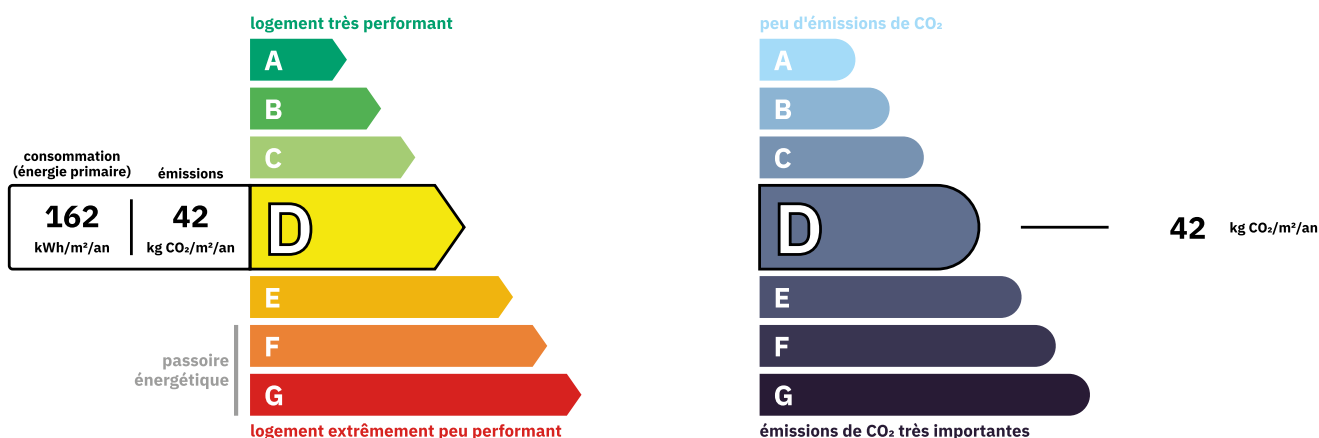


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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 4974 € and 6729€ for 2021

## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : A37109HL22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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