





EXCEPTIONAL HISTORIC PROPERTY, GÎTES AND WOODED PARKLAND 18000 M² CÔTES-D'ARMOR, NEAR LANNION AND **BFACHES**

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EXCEPTIONAL HISTORIC PROPERTY, GÎTES AND WOODED PARKLAND 18000 M² CÔTES-D'ARMOR, NEAR





PROPERTY FACT FILE

REFERENCE A37109HL22

PRICE € 989,000

£ 0*

*agency fees to be paid by the seller

BEDROOM II BATHROOM IO

ACCOMMODATION 407 m²

LAND 18900 m²

TOWN Tonquédec

DEPARTMENT

LOCATION Isolated

TYPE Maison de Vacances, House,

Family Home

CONDITION Good condition

FEATURES Mains Drains, Garage, Private

parking

*Price based on current exchange rate which is subject to change





- 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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EXCEPTIONAL HISTORIC

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. I.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 m² study 27 m² lounge 48 m² bedroom 22 m² plus bathroom 7.3 m2 plus dressing room and toilet 7.5 m² staircase floor occupation 12 m² toilet

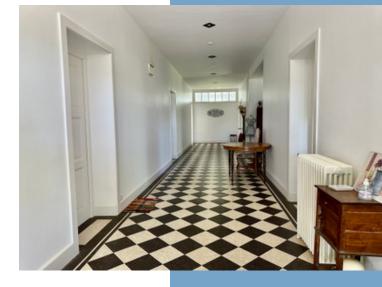
kitchen 20 m² plus pantry 4 m² First floor (ceiling height 2.9 m): hallway 28 m² open-plan study 7.4 m² toilet cupboard on hallway

bedroom $18\ m^2$ plus shower room and toil

More Online:

https://leggettprestige.com/luxury-property-for-sale/view/A37109HL22 COMPLETE FILE AND PHOTO ON REQUEST





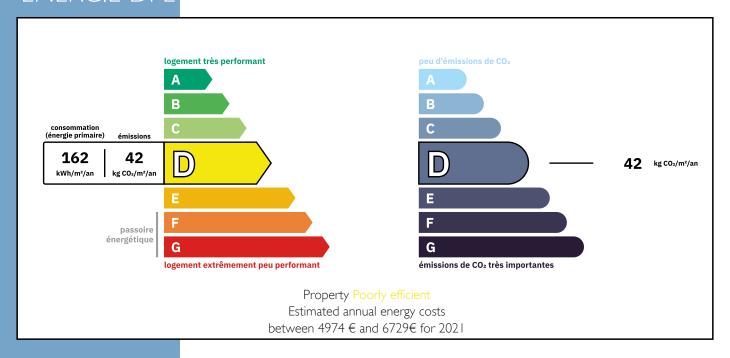


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LANNION AND

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

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ENERGIE-DPE



NOTICE

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CONTACT

Réf :A37109HL22 FILE COMPLETE AND PHOTOS ON REQUEST



Téléphone : +33 553 608 488 E-mail: prestige@leggett.fr