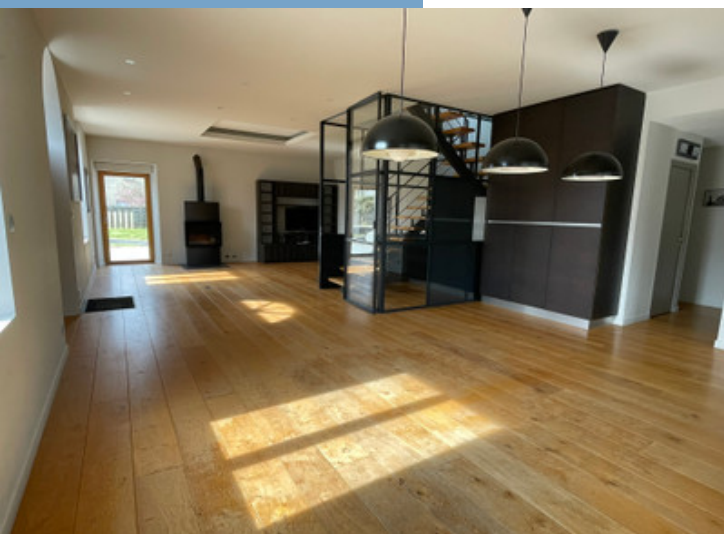




A RARE OPPORTUNITY TO ACQUIRE A UNIQUE  
HOME COMBINING CHARM, MODERN DESIGN,  
AND PRACTICAL VERSATILITY.

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## PROPERTY FACT FILE

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| REFERENCE     | A43639JAM22                                                               |
| PRICE         | € 765,000<br>£ 0*<br><small>*agency fees to be paid by the seller</small> |
| BEDROOM       | 4                                                                         |
| BATHROOM      | 3                                                                         |
| ACCOMMODATION | 275 m <sup>2</sup>                                                        |
| LAND          | 3280 m <sup>2</sup>                                                       |
| TOWN          | Lamballe-Armor                                                            |
| DEPARTMENT    |                                                                           |
| LOCATION      | Hamlet property                                                           |
| TYPE          | Maison, Country House, Family Home                                        |
| CONDITION     |                                                                           |
| FEATURES      | Mains drainage, Garage, Private parking                                   |

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



- Contemporary glass and stone detached property
- Three fully fitted modern bathrooms
- Huge double storey garage block
- Incorporated independant office
- Underfloor heating

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Quiet living with easy access to a vibrant town. This stunning property is situated in a small hamlet just outside Lamballe, which is a large historic town in Central Brittany. The hamlet has a primary school, a church and some bars, just 300m away. There is a bakery in the neighbouring town just 1km from the house. Lamballe is known for its

## DESCRIPTION

Elegant Stone & Glass Property with Gated Entrance and Exceptional Space

Set behind electric gates, this stunning reimagined stone property beautifully blends traditional character with striking contemporary glass design, creating a bright and sophisticated family home.

Inside, the house offers four generously sized bedrooms, including a superb parental suite complete with a private ensuite bathroom and a well-appointed dressing area with excellent built-in storage.

The heart of the home is a spacious open-plan kitchen and lounge, bathed in natural light and enhanced by warm natural wood flooring—perfect for both everyday living and entertaining. The kitchen is designed to enjoy. There are two ovens, an induction hob and dishwasher plus plenty of storage space.

To the rear of the property, a substantial office space with its own independent access provides an ideal opportunity for working from home or running a business, while maintaining privacy from the main living areas.

Running through the centre of the property is an enclosed, glass stairway specifically designed so the installation of a lift would be possible if required.

When the vendors re-designed the property they paid particular attention to retaining the character of the house with a modern twist. Each room has built in storage, so useful for modern living.

Externally, the property continues to impress with a large double-storey garage block featuring four garage doors, conveniently connected to the ho...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A43639JAM22>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

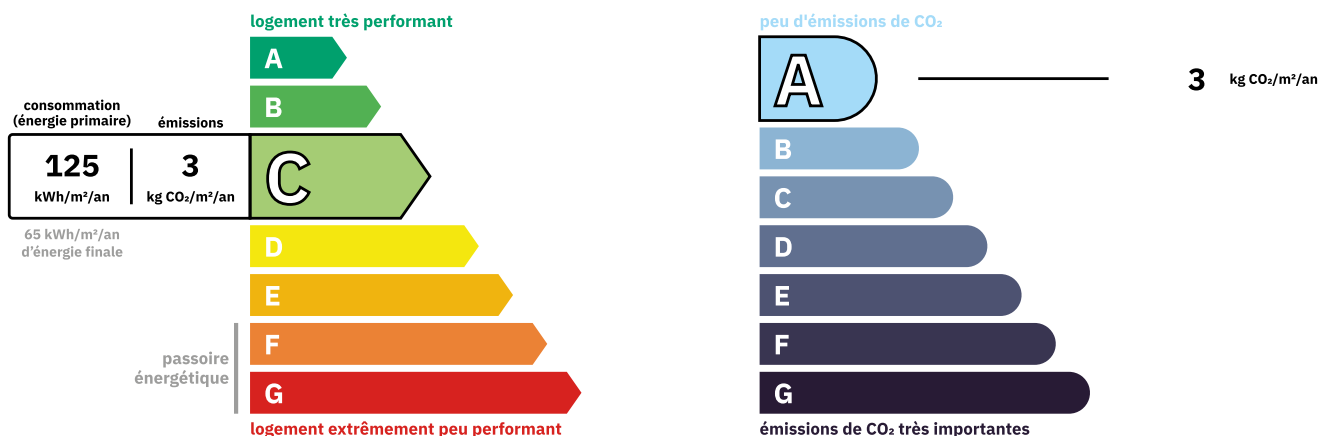
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 Moderately efficient  
Estimated annual energy costs  
between 1920 € and 2650€ for 2021

## NOTICE

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

I: 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 : A43639JAM22  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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