



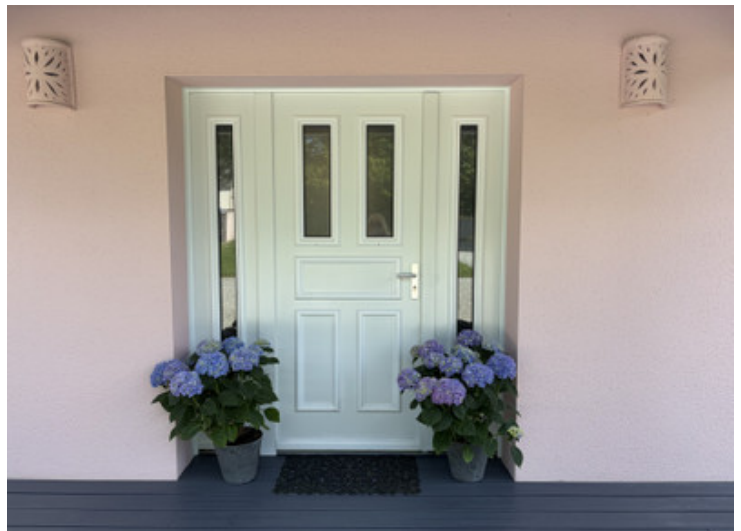
UNIQUE 5 BEDROOM 3 BATHROOM PROPERTY  
WITH HEATED SWIMMING POOL, DOUBLE  
GARAGE AND 6400M2 OF LAND .

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UNIQUE 5 BEDROOM 3  
BATHROOM PROPERTY  
WITH HEATED SWIMMING  
POOL, DOUBLE GARAGE  
AND 6400M2 OF LAND ...



PROPERTY FACT FILE	
REFERENCE	A45412CCU56
PRICE	€ 495,000 £ 0* <small>*agency fees included: 4 % TTC to be paid by the buyer (477 000 EUR hors honoraires)</small>
BEDROOM	5
BATHROOM	4
ACCOMMODATION	220 m <sup>2</sup>
LAND	6400 m <sup>2</sup>
TOWN	Réguiny
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Land with CU, House
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



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Hidden away within beautifully landscaped and fully enclosed grounds of approximately 6,400m<sup>2</sup>, this remarkable property offers a rare combination of luxury, privacy, comfort and practicality. Known affectionately as "La Maison Rose", the home has been lovingly maintained and continuously improved by its current owner, resulting

## DESCRIPTION

From the moment you arrive through the double gated entrance and follow the gravel driveway, the quality of this home becomes immediately apparent.

Offering approximately 220m<sup>2</sup> of living space, the ground is flooded with natural light thanks to its large windows and two patio doors, all fitted with shutters. Beautiful porcelain floor tiles run throughout the ground floor, enhancing the sense of space and elegance.

At the heart of the home lies a magnificent open-plan living area designed for modern family life and effortless entertaining. The spacious lounge, complete with bespoke fitted units, flows seamlessly into the dining area and kitchen, creating a wonderfully sociable space where family and friends can gather. A practical cloakroom, intelligent motion-sensor lighting, guest WC with wash basin and useful under-stair storage further enhance the functionality of the ground floor.

The stunning bespoke kitchen has been thoughtfully designed and fully equipped with quality Bosch modern appliances. Offering both style and practicality, it provides direct access to the rear garden and outdoor entertaining areas.

Also on the ground floor is a versatile room currently suitable as a bedroom, office, gym or hobby room with an infrared sauna . Adjacent to this space is a beautifully appointed shower room with vanity unit and WC, creating the perfect wellness retreat within your own home.

An artisan-crafted oak staircase leads to the first floor, where quality continues throu...



More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A45412CCU56>

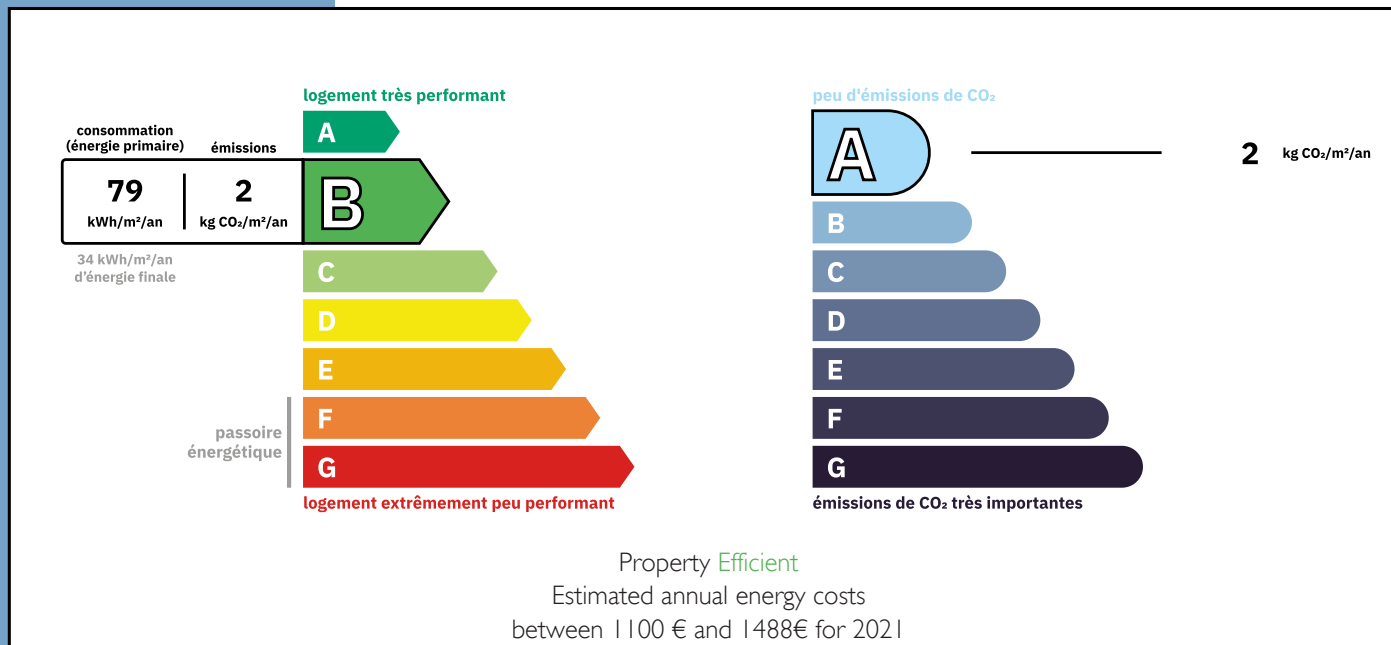
COMPLETE FILE AND PHOTO ON REQUEST

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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