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Ref: A27580SIS35 Price: 1 500 000 EUR

agency fees to be paid by the seller

Stunning family home near to the beach and golf course

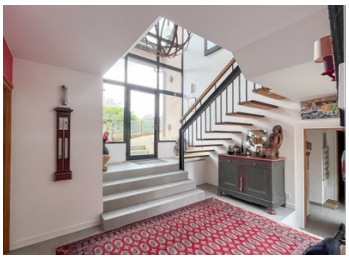






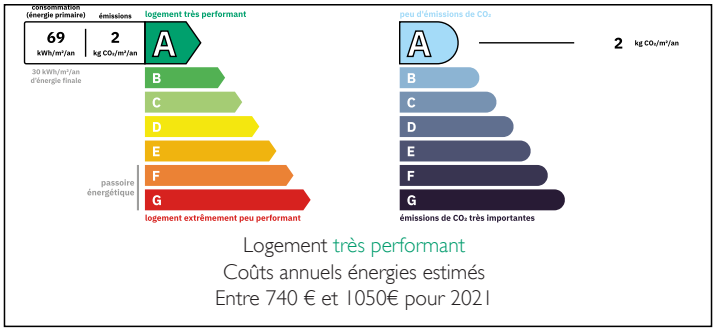








ENERGY - DPE



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Entre 740 € et 1050€ pour 2021

INFORMATION

Town:	**Saint-Briac-sur-Mer**
Department:	**Ille-et-Vilaine**
Bed:	**4**
Bath:	**3**
Floor:	**168 m2**
Plot Size:	**900 m2**

IN BRIEF

Exceptional Architect-Designed Villa with Pool – Saint-Briac-sur-Mer

This architect-designed villa in the highly sought-after village of Saint-Briac-sur-Mer is just 700 m from beaches, shops, and restaurants, and less than 5 minutes from Dinard Golf Course. Set in a quiet residential area, privacy is assured with gated access and gardens below street level.

The 4-bedroom home, including two en-suite bedrooms, is filled with natural light, featuring high ceilings, cosy corners, and versatile spaces perfect for family living, entertaining, or remote working. Highlights include a spacious living room with fireplace, modern kitchen, mezzanine, underfloor heating, solar panels, and wine cellar.

Outside, enjoy a south-facing garden, wooden terrace, and heated jacuzzi-pool with

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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.

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LOCAL TAXES

Taxe foncière:	**1156 EUR**

NOTES

DESCRIPTION

Luxury 4-Bedroom Architect-Designed Villa with Pool in Saint-Briac-sur-Mer, Brittany

This stunning architect-designed villa in the highly sought-after village of Saint-Briac-sur-Mer offers easy access to Rennes Airport (85 km), Saint-Malo ferry port (14 km), road and rail networks, making it ideal as a permanent home or luxury holiday residence. Just 700 m from beaches, shops, and restaurants, and less than 5 minutes from Dinard Golf Course, it combines convenience with privacy.

The villa is accessed via a carport with off-street parking for two cars, leading to the upper landing with wooden stairs down to the glass-fronted entrance and central hallway.

The south-facing rear garden is enclosed and private, landscaped with mature plants, shrubs, water features, and a dining area—perfect for entertaining or alfresco dining.

The downstairs bedroom opens onto the garden, featuring a walk-in dressing room and en-suite wet room with his-and-her sinks, currently configured as a home-office.

The spacious kitchen-diner overlooks both gardens, with underfloor-heated tiles, modern fittings, and ample storage—ideal for entertaining. The lounge features a wood burner and opens onto both gardens. A mezzanine, accessed via a contemporary spiral staircase, serves as a TV room and library, with a cosy reading corner bathed in western light.

The service area includes a laundry/workroom, separate pantry suitable as a wine cellar, and additional storage.

Upstairs, three further double bedrooms offer privacy with built-in cupboards. The master bedroom features a Juliet balcony, en-suite bathroom, high ceilings, and built-in wardrobes. Two