

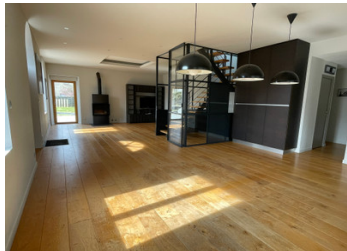
A rare opportunity to acquire a unique home combining charm, modern design, and practical versatility.



EXCLUSIVE

## INFORMATION

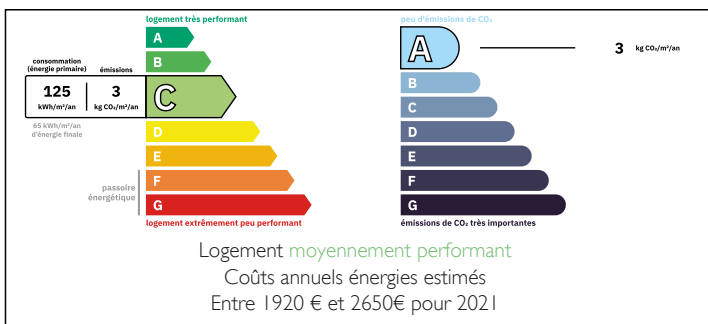
Town:	Lamballe-Armor
Department:	Côtes-d'Armor
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	3280 m2



## IN BRIEF

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 1 km from the house. Lamballe is known for its rich history, equestrian heritage and relaxed Breton atmosphere. 20km from the rugged North Brittany coast. The SNCF train station in Lamballe is 5km away and runs 12 trains a day to Paris reaching the capital in 2hrs 20 mins. Rennes is 40 minutes away.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



## 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 house via a covered walkway. A car port makes it possible to park two cars next to the side entrance near the...

## LOCAL TAXES

Taxe foncière:

1967 EUR

## NOTES