LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44794SIS22 Price: 273 685 EUR

agency fees to be paid by the seller

Character 4 bedroom stone home near Dinard, coast, golf course & Saint-Malo with garden & outbuildings







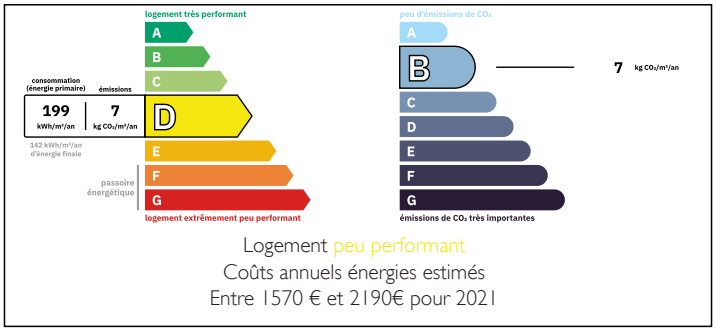








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1570 € et 2190€ pour 2021

INFORMATION

Town:	Pleslin-Trigavou
Department:	Côtes-d'Armor
Bed:	4
Bath:	2
Floor:	112 m2
Plot Size:	599 m2

IN BRIEF

Stone Family Home in Brittany – Near Dinard Golf, Beaches & Saint-Malo Ferry | Ideal Holiday or Permanent Home

Located in Trigavou, this charming stone house offers approx. 112 m² of living space, just 10 km from Dinan, 12 km from Lancieux beaches and 20 km from Saint-Malo ferry port with links to the UK & Channel Islands. Dinard and its renowned seaside golf course are nearby, offering year-round leisure and coastal lifestyle.

South-facing living room with open kitchen and wood stove, utility room and WC. Four bedrooms over two floors, including office space, bathroom and shower room.

Enclosed private garden with sunny terrace. Stone barn of 50 m² (roof done) plus 13 m² independent studio.

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.

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NOTES

DESCRIPTION

Located in the charming village of Trigavou, this beautifully presented stone family home enjoys an ideal setting in the heart of the Breton countryside, while remaining exceptionally well connected to key transport links and the Emerald Coast lifestyle. The property is approximately 5 km from Plouër-sur-Rance, 10 km from Dinan, 12 km from the nearest beaches at Lancieux, and around 20 km from Saint-Malo.

This is a perfect location for those seeking a relaxed French lifestyle with easy access to the coast, historic towns, and major transport connections. Dinard, with its renowned seaside charm and prestigious golf course overlooking the sea, is just a short drive away, offering year-round leisure and lifestyle appeal.

The property also benefits from excellent regional and international connectivity. The ferry port of Saint-Malo is around 20 km away, offering regular crossings to the Channel Islands and the UK. Dol-de-Bretagne train station is approximately 15 km away, providing TGV connections to Paris in around 2 hours 15 minutes, making weekend trips to the capital entirely practical. Rennes–Bretagne Airport is around 60 km away, with regular flights to destinations including London Gatwick, Amsterdam, and Paris, making this an excellent option for frequent travellers.

The house itself offers around 112 m² of living space and combines traditional character with comfortable modern living. On the ground floor, a bright south-facing living area features an open-plan fitted kitchen and a wood-burning stove, creating a warm and inviting space ideal for family life or entertaining. A utility room...