

Character stone longère, exceptional landscaped garden, race and spillway, 5 min Quimper centre

EXCLUSIVE



INFORMATION

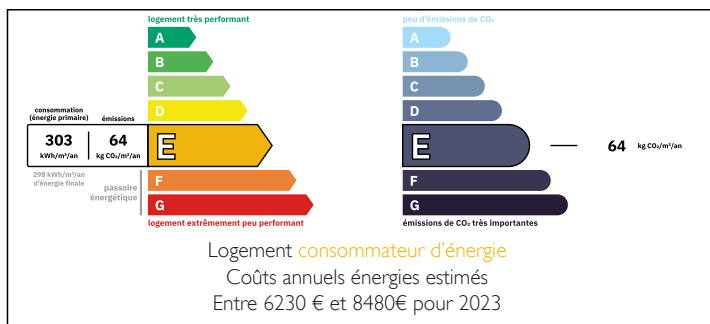
Town:	Quimper
Department:	Finistère
Bed:	4
Bath:	2
Floor:	197 m ²
Plot Size:	12849 m ²

IN BRIEF

Breton stone longère offers a rare and exceptional lifestyle just five minutes' drive from the historic city centre. The 197 m² home combines original stone character with a striking contemporary glass-and-steel artist's studio flooded with natural light. The grounds run down to the Steir millstream — the garden and the house are entirely shielded from road noise by dense mature vegetation and natural topography. Independent 100 m² workshop, electric gate, mains drainage, fibre broadband. Quimper airport 11 km; Roscoff ferry port (UK-Brittany Ferries) 1h15; Quimper TGV station 3 km — Paris in 3h30.



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.



LOCAL TAXES

Taxe foncière: 2350 EUR

NOTES

DESCRIPTION

An Exceptional Home in the South of Brittany

Dating from the 16th century, this Breton stone longère has retained every element of its original character through thoughtful extensions and renovations. The property is defined above all by its extraordinary 12,850 m² landscaped garden: century-old conifers, oaks and maples, spectacular banks of rhododendrons and azaleas, bamboo groves and banana plants that create a rare botanical atmosphere in the heart of a city. A gravel path winds through the grounds connecting the house, the workshop, the lower garden and the millstream.

Approach and Exterior

Entry is through a remote-controlled electric gate onto a private gravel driveway. The granite façade, roofed in natural Breton slate, is complemented by a striking contemporary glass-and-steel studio extension. A pergola terrace draped in wisteria and climbing roses provides a sheltered and completely private outdoor living and dining space.

The grounds extend all the way down to the Steir river, passing beneath the ring road — from the house and garden, no road noise whatsoever can be heard. The dense mature vegetation and natural topography create a remarkable cocoon of calm, just five minutes by car from Quimper's historic city centre.

A 16th-century stone gable and sections of the original granite walls stand on the grounds — vestiges of the original mill that once occupied this site.

Ground Floor

The entrance hall (11 m²) opens into an exceptionally generous lounge-dining room (48 m²) with original working fireplace fitted with a Godin wood-burning stove, exposed beams and an internal