

Unique 5 bedroom 3 bathroom property with heated swimming pool, double garage and 6400M2 of land .

EXCLUSIVE



INFORMATION

Town:	Réguiny
Department:	Morbihan
Bed:	5
Bath:	4
Floor:	220 m2
Plot Size:	6400 m2

IN BRIEF

Ideally located in the heart of Morbihan, just one hour from Rennes and its international airport and TGV connections, approximately forty minutes from Vannes and fifteen minutes from the medieval gem of Josselin, this property offers easy access to Brittany's forests, lakes, canals and magnificent coastlines.

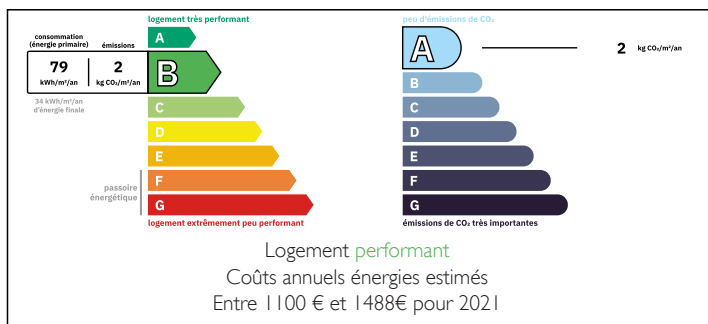
A home where luxury meets nature. Where mornings begin with birdsong, afternoons are spent by the pool, and evenings end beneath Brittany's spectacular star-filled skies.

Properties of this quality rarely come to market.

Hidden away within beautifully landscaped and fully enclosed grounds of approximately 6,400m², 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 in a property that is



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1099 EUR

NOTES

DESCRIPTION

Set on the edge of a friendly Breton village, the property enjoys the perfect balance between peaceful countryside living and everyday convenience. Shops, schools, healthcare facilities and local amenities are all within easy reach, while the beautiful towns of Josselin, Vannes and Rennes are just a short drive away.

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 220m² 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...