LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46755JAM22 Price: 477 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (450 000 EUR without fees)

Stunning, detached stone property with swimming pool. Full of character in Central Brittany

EXCLUSIVE















INFORMATION

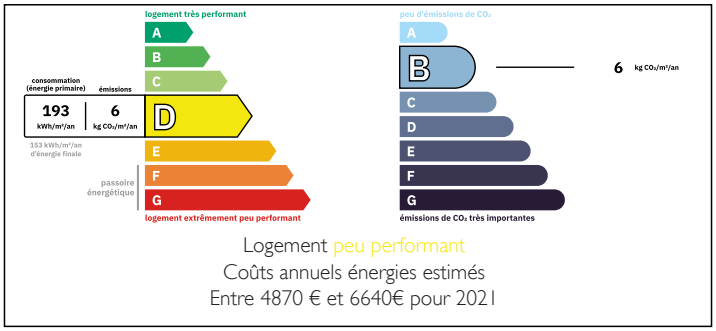
Town:	Plouguenast-Langast
Department:	Côtes-d'Armor
Bed:	7
Bath:	5
Floor:	430 m2
Plot Size:	9368 m2

IN BRIEF

Stunning stone property at the end of a quiet lane near Plouguenast‑Langast, surrounded by rolling Breton countryside and close to lively village amenities. With 7 bedrooms, 5 bathrooms, a cosy lounge and a spacious games room—each with a woodburner—this home is ideal for gatherings. Enjoy an in‑ground saltwater pool heated by a heat‑source pump. Owned as a cherished holiday home since 2007, it offers easy access to beaches north and south, charming market towns, and the best of central Brittany's outdoor lifestyle. Easy access to the port of St Malo or the airport of Rennes.

More than 80 additional images including 3D are available upon request.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4870 € et 6640€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1809 EUR**

NOTES

DESCRIPTION

This remarkable stone property, built in 1863, sits proudly at the end of a quiet lane, offering privacy, space and timeless Breton charm. Arriving along the gravelled driveway, the scale of the house immediately impresses, with ample parking for numerous vehicles and a welcoming sense of arrival.

Inside, a wide entrance hallway sets the tone with tiled underfloor heating and a high ceiling that enhances the feeling of space. To the left is a large room with a woodburner, currently used as a games room but easily adaptable into a generous ground‑floor bedroom. At the end of the hallway, a door leads directly to the rear garden, ideal for summer living. This level also includes a practical laundry room, a WC, and a spacious bathroom perfectly positioned for use when coming in from the garden or pool.

Opposite the games room is the main lounge, a bright, inviting space with a woodburner set into the fireplace. Stairs rise from this room to the first floor. Beyond the lounge is the kitchen, designed for sociability and everyday comfort. A large U‑shaped island houses the oven and hob, with bar stools creating a natural gathering point. A wood‑fired stove adds warmth and character, and underfloor heating continues throughout both the lounge and kitchen.

Off the kitchen is a beautiful summer room, with exposed beams and a stone floor—an atmospheric space perfect for relaxing in any season. This room opens directly onto the garden. A further door leads from the...