



Superb 4 bed Brittany home for sale with over 1,5 h bordering River Arguenon, stunning estate style grounds, fly fishing

This quality home has so much to offer in addition to a very well finished 4 bedroomed house; a superb 'park' garden with mature planting, outdoor jacuzzi, a delightful section of woodland, land running down to the river which offers great fly fishing, a fabulous stone built games room with mezzanine . . .

Currently used as a holiday home for a jetsetting couple, this lovely property really deserves to be lived in at least a little more regularly, if not every day. The garden is kept in pristine order by a gardener whilst the interior is fitted out to a very high standard and the privacy of the grounds helps complete the overall feel of quality.

The front door leads to a countrystyle dining kitchen in the centre of the ground floor. Off to the left are 3 light, bright double bedrooms and a superbly well fitted out bathroom with bath, sink, shower cubicle, WC and bidet in a matching white design with tasteful blue and white tiling. To the right, with a door from the kitchen and a further door near the entrance is a 50 m² lounge with double height ceiling. An impressive stone fireplace, exposed beams, 4 sets of double doors to the garden and a gorgeous wooden staircase leading up to a galleried mezzanine lounge ensure that this is a room sure to impress. It currently has a lounge area close to the fireplace and a formal dining area.

The lounge upstairs is a super place to relax and at around 20 m² it's a good space. Beyond this is a huge master bedroom, around 40 m² with built-in . . .

Town: Pledeliac
Dept: Cotes d Armor
Plot size (m2): 15499
Habitable (m2): 170
Bedrooms: 4
Bathrooms: 2
Agent: Lisa Greene

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