



## Substantial 2 Bedroom Longere House & 5 Potential Gites for sale in Brittany



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
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Χώρα:	United Kingdom
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Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 582,434.66

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Pleugriffet
Διεύθυνση:	Langonan,
Ταχυδρομικός κωδικός:	56120
Δημοσιεύθηκε:	29/03/2024

Περιγραφή:

Substantial 2 Bedroom Longere House & 5 Potential Gites for sale in Brittany France

Esales Property ID: es5554092

Property Location

Langonan

Number 9 & Number 5

Pleugriffet

Morbihan



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56120

France

## Property Details

### A Haven of Tranquility Awaits: Own a Piece of Brittany with This Sprawling Longere Estate

Nestled amidst the picturesque rolling hills and verdant fields of Brittany, just 40 minutes from the vibrant city of Vannes, lies a truly exceptional property – a sprawling longere estate brimming with potential and steeped in rustic charm. This remarkable offering presents a unique opportunity for those seeking a luxurious escape in the heart of the French countryside, with the added potential to generate income through beautifully designed gîtes. There could be 5/6 Gîtes available if the property were developed as per the planning as this would include the conversion /development of the current pool/ plant room.

### The Grand Longere: Space, Light, and Endless Possibilities

The centerpiece of the estate is a magnificent longere farmhouse, boasting a captivating open-plan design. As you step inside, you are greeted by a soaring volume of space, bathed in natural light. The ground floor offers a sense of boundless possibility. Currently configured as a large living area, the space seamlessly incorporates a well-equipped kitchen at one end. A striking double-width oak staircase leads upwards, drawing the eye upwards to the impressive mezzanine level.

### Unwind and Reconnect in Comfort:

A charming 'white room' with a conveniently located downstairs WC provides a quiet retreat. Sliding doors lead out onto a sun-drenched terrace, perfect for enjoying al fresco meals or simply soaking up the serene atmosphere. Step off the terrace and discover a delightful surprise – a small well, a testament to the property's history and self-sufficiency. A practical lean-to storage area offers additional space for outdoor furniture and gardening equipment.

### Outdoor Oasis Awaits:

Beyond the terrace lies a true oasis of relaxation. Imagine cooling off on a warm summer day in the inviting 9x5 meter heated swimming pool, constructed with high-quality concrete by Passion Piscine in Vannes. The expansive surrounding terrace, adorned with beautiful zebra granite native to southern Brittany, creates a luxurious space for sunbathing and entertaining. For moments of pure indulgence, step into the inviting hot tub, strategically positioned to offer breathtaking panoramic views of the unspoiled countryside. Witness the magic of both sunrise and sunset, painting the landscape in a kaleidoscope of colors.

### Upstairs Retreat and Flexible Options:

Ascend the magnificent oak staircase to the upper level. The current owners utilize the spacious



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mezzanine as a dedicated office space. However, its versatility allows for effortless conversion into a luxurious additional bedroom, further enhancing the property's sleeping capacity. Continuing past the family bathroom, you arrive at the expansive master bedroom, a true haven of tranquility. The ensuite bathroom and picture windows overlooking the glistening pool complete this idyllic retreat.

### Hidden Potential: Transforming a 'Chaufferie' into a Self-Contained Haven:

To the rear of the main house lies a significant 'chaufferie,' currently serving as the functional heart of the property. Housing the plant room for the pool and underfloor heating system, it offers an exciting opportunity for further development. An additional bathroom attached to this space allows for its transformation into a self-contained apartment, complete with its own private access to the pool and garden. Imagine creating a private studio for visiting artists, a cozy guest quarters for extended family, or a potential rental income opportunity.

### A Gite Reborn: The Transformed Porcherie

Next door, a delightful surprise awaits. The thoughtfully renovated gite, once the farm's 'porcherie' (pigsty), has been given a new lease on life. This charming one-bedroom gite boasts a comfortable and well-equipped kitchen/diner, perfect for accommodating two guests. The option to add a sofa bed in the living area offers additional flexibility, making it ideal for small families seeking a cozy getaway.

### A Vision for the Future: Four Luxury Gites Await at Number 5 Langonan

The allure of this exceptional property extends beyond the main longere. Included in the sale is the entirety of number 5 Langonan, comprising two traditional Breton houses, expansive land, barns, garages, a well, and a charming bread oven. The current owners, with a keen eye for potential, have secured planning permission to convert these premises into four luxurious gites. These plans, meticulously developed by Andrew Allen Architects in Dinan, north Brittany, offer a blueprint for transforming this traditional property into a thriving gite complex. One of the houses is currently habitable, boasting functioning power, electricity, and water supply. Imagine the possibilities! This is a sensational renovation project with the potential to create a unique lifestyle opportunity, offering a combination of a comfortable primary residence with income-generating gites.

### Ample Outbuildings for Storage and Potential

Dotted around the estate are several outbuildings, each offering exciting possibilities. Two large barns (hangars) provide ample storage for garden equipment, bicycles, or even classic cars. A two-story barn and a single-story barn offer additional storage space or even potential for further development (subject to planning permission). Additionally, two garages ensure secure parking for your vehicles.

### Explore the Enchanting Breton Countryside

The estate's idyllic location in Pleugriffet places you within easy reach of the best that Brittany has to offer. The vibrant town of Vannes, with its charming harbor, medieval ramparts, and bustling market, is just a 40-minute drive away. Explore the rugged coastline with its dramatic cliffs and hidden coves, or



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venture inland to discover charming villages, ancient castles, and rolling countryside. A plethora of outdoor activities awaits you, from hiking and cycling to horseback riding and water sports.

## An Investment Opportunity Steeped in History and Charm

This exceptional longère estate offers a unique opportunity to combine a luxurious, character-filled home with a thriving vacation rental business. Whether you dream of running your own gîte complex, creating a multi-generational family retreat, or simply seeking a peaceful escape in the heart of the Breton countryside, this property has the potential to fulfill your desires. The existing gîte and planning permissions in place provide a strong foundation for development, while the charming longère farmhouse offers a haven of comfort and rustic elegance.

Contact us today to schedule a viewing and discover the endless possibilities that await you at this remarkable Breton estate!

## ABOUT THE AREA

Brittany is a region in northwestern France. It is bordered by the English Channel to the north, the Bay of Biscay to the south, and the regions of Normandy to the northeast and Pays de la Loire to the southeast. The capital of Brittany is Rennes. Brittany is a peninsula, and its coastline is dotted with picturesque villages, fishing ports, and sandy beaches. The interior of Brittany is hilly and rural, with forests, lakes, and rivers.

Brittany is a popular tourist destination, and its attractions include:

- \* The walled city of Saint-Malo
- \* The medieval city of Rennes
- \* The Gothic cathedral of Saint-Pierre in Rennes
- \* The Château de Fougères
- \* The Château de Combourg
- \* The Pink Granite Coast
- \* The Gulf of Morbihan
- \* The Île de Sein
- \* The Île de Groix
- \* The Île d'Ouessant

Brittany is also known for its Celtic culture, and its traditional music, dance, and festivals are popular with visitors.

The climate in Brittany is mild, with average temperatures ranging from 4°C (39°F) in January to 18°C (64°F) in July. The best time to visit Brittany is during the spring (April-June) or fall (September-October) when the weather is mild and there are fewer tourists.

Brittany is a beautiful and historic region with a lot to offer visitors. Whether you're interested in history, culture, or simply want to relax on a beautiful beach, Brittany is the perfect destination.



## MAiN FEATURES:

- \* 300m<sup>2</sup> of living space overall properties
- \* 2000m<sup>2</sup> of land room to develop further
- \* 8 Bedrooms overall properties
- \* 5 Bathrooms overall properties
- \* Private Garden
- \* Private Pool
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in France fast online

### **Κοινά**

Κρεβατοκάμαρες:	8
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	300 τ.μ

### **Utility details**

Heating:	Ναί
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### **Lease terms**

Date Available:

### **Επιπλέον πληροφορίες**

Virtual tour URL:	<a href="https://www.youtube.com/embed/0Iy1ZFCZWGc?version=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_load_policy=1&amp;fs=1&amp;hl=en-GB&amp;autoplay=2&amp;wmode=transparent">https://www.youtube.com/embed/0Iy1ZFCZWGc?v ersion=3&amp;rel=1&amp;showsearch=0&amp;showinfo=1&amp;iv_1 oad_policy=1&amp;fs=1&amp;hl=en- GB&amp;autoplay=2&amp;wmode=transparent</a>
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### **Contact information**

IMLIX ID:	IX5.592.714
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