



## Ensemble immobilier d'exception à Trézélan - Bégard. Maison de maître en pierre de 184m<sup>2</sup> - 2 gîtes - 14 pièces - 9 chambres - 6126 m<sup>2</sup> de terrain.



### Agenten-Info

|           |  |
|-----------|--|
| Name:     | ArKadia  |
| Name der  |  |
| Firma:    |  |
| Land:     | Vereinigtes Königreich   |
| Telefon:  |  |
| Sprachen: | Dutch, English, French,<br>German, Italian, Polish,<br>Portuguese, Romanian,<br>Russian, Spanish,<br>Swedish |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 651,180.28 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Bretagne   |
| Stadt:                | Begard     |
| Postleitzahl:         | 22140      |
| Veröffentlicht:       | 13.01.2026 |

#### Beschreibung:

Exceptional Property in the Heart of Trézélan – Charm, Comfort, and Modern Performance

Nestled in the picturesque hamlet of Trézélan, just minutes from all amenities, this unique property combines historic charm, energy efficiency, and high-quality renovation.

Built in 1780 and meticulously restored, this stunning stone residence offers a warm and authentic living environment, set within a beautifully landscaped park of over 6,000 m<sup>2</sup>. The choice of premium materials ensures a healthy and comfortable home:

lime-hemp plaster,

insulation sympathetic to the original structure,

solid wood floors and beams.

The living area, featuring a wood-burning insert and a mezzanine, creates a bright and inviting space. In terms of modern comforts, the house boasts:



solar water heating,

underfloor geothermal heating,

an energy rating of B (DPE), a rare achievement for a historic property.

The fully insulated attic offers significant potential for additional living space.

Two independent furnished gîtes, renovated in 2015 (51 m<sup>2</sup> and 111 m<sup>2</sup>), blend timber framing and traditional stonework, combining authenticity with contemporary comfort.

The property sits on a verdant, tree-filled plot, enhanced by period stone walls. The surroundings provide a true sense of nature while remaining close to local amenities.

Property features:

Total living area: 360 m<sup>2</sup> – 14 rooms

Bedrooms: 9

Bathrooms: 3

Toilets: 6

Parking: spacious 6-car parking area

A rare opportunity, ideal as a family home, a tourism project, or a high-potential investment.

Gebaut: 1780

### **Allgemein**

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 9                   |
| Badezimmer:              | 3                   |
| Fertige m <sup>2</sup> : | 346 m <sup>2</sup>  |
| Grundstücksgröße:        | 6126 m <sup>2</sup> |

### **Zimmerdetails**

|                   |    |
|-------------------|----|
| Zimmer insgesamt: | 14 |
|-------------------|----|

### **Energieeffizienz**

|  |     |
|--|-----|
| Energieverbrauch in kWh/(m <sup>2</sup> ·a): | 105 |
|--|-----|

### **Gebäudedetails**

|            |    |
|------------|----|
| Parkplatz: | Ja |
|------------|----|



Anzahl der Garagen: 1

## Mietbedingungen

Verfügbar ab:

## Zusätzliche Informationen

URL der Website: [http://www.arkadia.com/AGHX-T698546/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T698546/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Kontaktinformation

IMLIX ID: 1570079

