



## 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.



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 651,180.28

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Brittany
Város:	Bégard
Irányítószám:	22140
Feladta:	2026. 01. 13.
Leírás:	

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.

Built: 1780

## Gyakori

Hálósobák: 9

Fürdőszobák: 3

Kész négyzetméter: 346 nm

Telekméret: 6126 nm

## Room details

Total rooms: 14

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 105

## Building details

Parking: Yes

Number of Garages: 1



## **Lease terms**

Date Available:

## **További információ**

Weboldal URL:

[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)

## **Contact information**

IMLIX ID:

1570079

