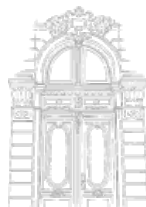


PONCET & PONCET

L'Immobilier d'Exception
— FRANCE —

CHATEAU IN BRITTANY



www.poncet-poncet.com

Exclusive Affiliate of Christie's International

PONCET & PONCET

L'Immobilier d'Exception

FRANCE

CHATEAU IN BRITTANY

Chateau in Brittany for Sale

The ancient embraces the ultramodern in this timeless estate on 98.8 acres (40 hectares) of wooded land with 1.24 miles (2 km) of frontage on the River Aven in southern Brittany.

The magnificent limestone structure, built and developed from the 15th to the 18th centuries, fell into disrepair until extensive restoration and renovation over the last 20 years brought it into the 21st century. The restoration took roughly seven years to dismantle the structure stone by stone, with a crew of seven stonemasons permanently on-site. They created a granite quarry on the property to acquire new stone. The artisans' contemporary touches nevertheless respect the structure's antiquity.

The castle's innovatively updated interiors extend to nearly 25,000 square feet (2,300 square meters) of expansive, airy living and entertaining space.

THE CASTLE

A magnificent open-air glass roof illuminates the entry foyer in the main tower of the castle, which links the 15th-century element to the 18th-century structure by a glass and wrought-iron canopy. This opens to the castle's 11,302 square feet (1,050 square meters) interior. On the main level are numerous reception rooms, all equipped with fireplaces and large windows overlooking the river and the private parkland. The reception rooms are anchored by a light-filled great room with a monumental limestone fireplace and beamed ceiling.

Another medieval feature is the spiral staircase, built of solid stone, which leads to the upper floors. An elegant wood-panelled library; three offices, each with custom-made furniture and desks; a contemporary formal dining room, and a dream kitchen by La Cornue are further highlights of the main level.

Smart-home technology and geothermal subfloor heating are fitted throughout. Other contemporary updates include luxurious fixtures and furnishings in each of the eight bedroom suites. The principal suite is a blend of old and new, with a monumental limestone fireplace, double-height beamed ceiling, stone walls, a custom-designed walk-in closet, and a spa-like bathroom with a free-standing soaking tub overlooking the grounds. Another bedroom suite has a solid oak floor and exposed rafters.

THE ANCILLARY STRUCTURES

There are several outbuildings within the chateau grounds. The chapel, monk's tower, reception hall, honey shed, and charming flax drying shed, all beautifully restored, are among the original structures. There's also a boathouse on the river, a workshop, garage, caretaker's house, employee's lodge, and large detached guest house.

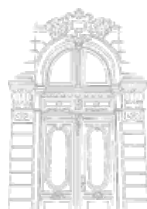
THE GROUNDS

Comprising 98.8 acres (40 hectares) of woodland and verdant parkland along the River Aven, the private grounds are further enhanced by a natural granite swimming pool and several themed gardens. Among them is a lovely Japanese garden, a Zen-like sanctuary, which seamlessly blends into the medieval environs.

THE LOCATION

The estate is on the border of Morbihan and Finistère, close to Brittany's historic ports and Atlantic Ocean beaches.

Prix : \$26,595,745.00 USD



www.poncet-poncet.com

Exclusive Affiliate of Christie's International