

Mernel: 17th century stone farmhouse of 122m2 to finish restoring, with 3 ha of land including 1 ha of woods.

EXCLUSIVE



## INFORMATION

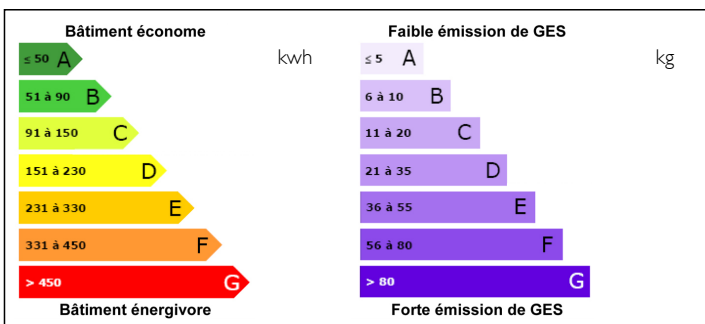
Town:	Mernel
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	122 m2
Plot Size:	38497 m2

## IN BRIEF

Located in Mernel, this former 18th-century farmhouse is being partially restored in 2018 using traditional techniques by "Compagnons du devoir", who work exclusively with healthy, environmentally-friendly materials making this a great property for electro- hypersensitive people as it is protected against electro-magnetic waves (Faraday cage materials, armoured electricity cables etc.). On the first floor: floor finish, wall finish and installation of switches and sockets, installation of kitchen and bathroom, installation of door and window frames. The 2 large attic bedrooms on the 1st floor are south-facing and have plenty of storage space. The east-facing garage could be extended to accommodate a 3rd bedroom. The grounds are divided into a garden with an orchard, and approx. 2 ha of woodland. To the north of the house, the land can be converted into a garden. This thick-walled house will bring you comfort and security. You can't beat the charm of the place.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This 4-room house is divided over 2 levels:

Ground floor:

- A 60m2 living room with fireplace and wood-burning stove (bedroom possible by separation)
- A kitchen
- A bathroom
- Boiler room and WC

First floor:

- 2 large bedrooms separated by a corridor

To the east: a storage room that can be used as a wine cellar.

The garage to the west offers potential for extension.

### WORK TO BE DONE:

Finishing work to be carried out on the ground floor

- Floors: finishing screed and paving or parquet flooring.
- Walls: finishing plaster and paint if required
- installation of electrical switches and sockets
- Installation of door and window frames

On the 1st floor, the paintwork needs to be refreshed.

Biocompatible electrical and internet installation.

### LOCATION:

Just a few kilometers from Rennes, the regional capital, Memel blends harmoniously into the dynamic landscape of Ille-et-Vilaine. This proximity to the Rennes metropolis facilitates access to the infrastructure, services and cultural opportunities offered by a large conurbation. Memel's residents enjoy a balance between the tranquility of country living and the advantages of larger urban centers such as Saint-Malo, Ploërmel, Vannes and Nantes.

The commune is also well served by an efficient road network, facilitating travel to other major urban centers such as Vannes, to the south, and Saint-Malo, to the west. This geographic connectivity

## LOCAL TAXES

Taxe foncière: **284 EUR**

## NOTES