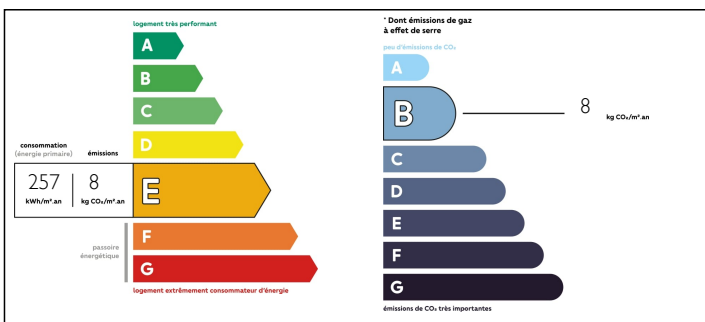


Magnificent 8 bedroomed 17th century manor with beautiful gardens, a lake and numerous outbuildings

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Le Ferré
Department:	Ille-et-Vilaine
Bed:	8
Bath:	6
Floor:	440 m2
Plot Size:	10182 m2

## IN BRIEF

This house is steeped in history and exudes an incredibly soft and warm atmosphere. Retaining many of its original and decorative features like feature fireplaces, exposed beams, arrow slits or stone spiral staircase, this magnificent 17th century property is ideal for your dream family home in France or for a B&B/gite business. This beautiful and large South-facing manor is composed of two attached/connected housings: The oldest part includes a fully fitted kitchen, a utility room, a W.C. and a laundry. Off this area you enter a truly splendid bright and airy 60 sqm living/dining room with two monumental fireplaces and views and direct access to the garden. Original beams, exposed stone walls, a fantastic stone spiral staircase, ornate stonework add to its character. Heading up this magnificent staircase you will find three large double bedrooms with parquet flooring (one with ensuite shower room), a family bathroom and a separate W.C.. The...

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

Back to the ground floor off the living/dining room you access the former stables. The owners have completely renovated this building to offer a second home. On the ground floor where there is wheelchair access, you will find a bright and vast hallway, a W.C., a large double bedroom with larger than normal ensuite shower room with W.C., a boiler room, a modern bright and airy spacious fully fitted family kitchen with plenty of storage and room for a generous dining table. This kitchen is open to the spacious and bright living/dining room and both rooms have direct access to the garden.

Heading up the newly built oak staircase there are two large double ensuite bedrooms, two additional large double bedrooms and a spacious bathroom.

The DPE rating for the renovated part is "D" (118)

In addition to the 435 m2 composing these two housings, you will find a superb stone barn (110 sqm) and a bread oven (15 sqm) both with new roofs and double-glazed windows!

Great outside space of approximately 2 acres filled with established shrubs and mature trees and the addition of a lake.

The property is located at the end of a lane in a small hamlet. Nearest bakery is 3km and at 7 km the pretty town of St James has all amenities. Mont St Michel with its pretty coastline is just 30 km away and the nearest ferry port is 1 hr 30 minutes away.

-----

Information about risks to...

## LOCAL TAXES

Taxe foncière: 1486 EUR

## NOTES