LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A16789 Price: 480 000 EUR

agency fees to be paid by the seller

Magnificent 8 bedroomed 17th century manor with disabled living areas, gardens, lake, renovated barn & bakery















INFORMATION

Town:	Le Ferré
Department:	Ille-et-Vilaine
Bed:	8
Bath:	6
Floor:	440 m2
Plot Size:	12464 m2

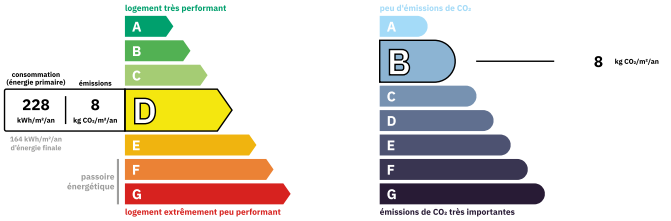
IN BRIEF

This house, steeped in history exudes an incredibly soft and warm atmosphere. Retaining many of its original and decorative features like large fireplaces, exposed beams, arrow slits or stone spiral staircase, this property is ideal for your dream family home in France or for a B&B/gite business.

This unique, large south-facing manor comprises of 2 connected but self-contained houses. The first house and oldest part has been renovated to include a fully fitted kitchen, a utility room, a W.C. and a cloakroom. Off this area is a truly splendid bright and airy 60 sqm living/dining room with 2 monumental fireplaces, views and access to the garden and also to the second house. Original beams, exposed stonewalls, a fantastic stone spiral staircase and ornate stonework add to its character.

Heading up this staircase you will find 3 large double bedrooms with...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2200 € et 3030€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1678 EUR**

NOTES

DESCRIPTION

On the ground floor off the living/dining room you are able to access the former stable although there is independent disabled exterior access. The owners have completely renovated this building to offer a substantial, modern 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 a very large accessible ensuite shower room with W.C. There is a boiler room, a modern bright and airy spacious fully fitted disabled friendly kitchen, plenty of storage and room for a full sized dining table. This kitchen is open to the spacious and bright living/dining room with another large dining table and both rooms have direct access to the garden.

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

As well as 440 m2 composing these two houses, you will find a superb stone barn (110 sqm) and a bakery with oven (15 sqm) both with new roofs, double-glazed windows and electricity.

The vast outside space of 2 acres plus is filled with established shrubs and mature trees a pond and a lake. A forested area is to the rear of the lake. There is ample room to install a swimming pool (subject to planning permission).

The property is located at the end of a lane in a small hamlet. The nearest 2 bakeries and 2 bar restaurants are 3km and at 7...