LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A31081EMM35 Price: 393 300 EUR

agency fees included: 4 % TTC to be paid by the buyer (380 000 EUR without fees)

18th Century stone cottage with slate roof, beautiful woodwork throughout and stunning gardens

EXCLUSIVE







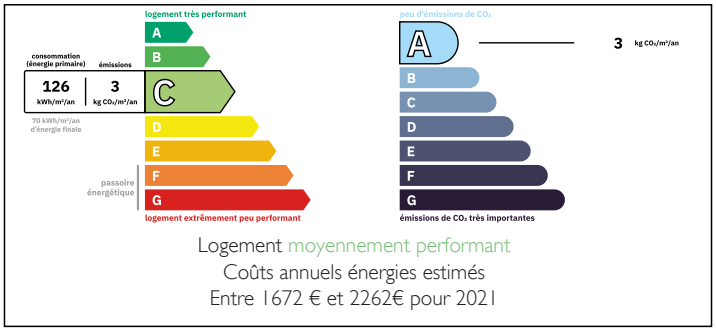








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1672 € et 2262€ pour 2021

INFORMATION

Town:	Le Ferré
Department:	Ille-et-Vilaine
Bed:	4
Bath:	3
Floor:	254 m2
Plot Size:	1091 m2

IN BRIEF

Stunning 18th-Century Stone House in Idyllic Hamlet Setting

Discover the perfect blend of historic charm and modern luxury in this exquisite stone house with a traditional slate roof. Situated in a peaceful hamlet just five minutes from the nearest town and local amenities, this beautifully landscaped property has been professionally finished to the highest standards.

Every corner of the home exudes elegance and comfort, offering a serene retreat in the heart of the countryside. The landscaped grounds provide a picturesque setting, ideal for relaxing, entertaining, or simply enjoying the peaceful surroundings.

Conveniently located just 60 minutes from the nearest ferry port and only five minutes from the A84, this home offers both seclusion and easy access to travel routes—making it perfect as a permanent

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:	**1042 EUR**

NOTES

DESCRIPTION

Elegant 4-Bedroom Stone Home – Beautifully Restored with Space, Character, and Charm

This spacious and beautifully restored 4-bedroom property is the ideal family home, perfectly blending period charm with modern comfort. Set in a peaceful hamlet, just five minutes from the local town and amenities, the home offers generous living spaces and thoughtful design throughout.

At the heart of the home is a large, welcoming lounge complete with a wood-burning stove, with back boiler—perfect for cozy evenings. In addition, there's a second generously sized games/TV room and a convenient downstairs office, ideal for remote working or study.

The master bedroom is a true retreat, featuring a unique ensuite bathroom that maximizes the full ceiling height and includes beautiful stained-glass details that add a touch of character and elegance. The remaining three bedrooms are well-proportioned and share a stylish, fully equipped family bathroom.

Centrally positioned in the home is a spacious mezzanine floor, perfect for a home library, reading nook, or quiet retreat.

With its high-quality finishes, restored period features, and exceptional layout, this home offers both charm and practicality in equal measure.

The 1000-square-metre garden includes a greenhouse for year-round growing, off-road parking, and several raised beds for flowers and vegetables. It's a well-maintained, functional space that also attracts a wide range of garden birds, making it both productive and inviting.