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Ref: A40454SIS35 Price: 340 000 EUR

agency fees to be paid by the seller

Charming family home with garden, large garage, outbuildings & solar panels – near Tinténiac



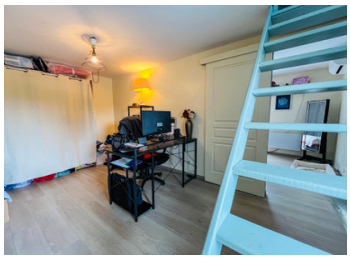












INFORMATION

Town:	**Tinténiac**
Department:	**Ille-et-Vilaine**
Bed:	**2**
Bath:	**2**
Floor:	**110 m2**
Plot Size:	**1284 m2**

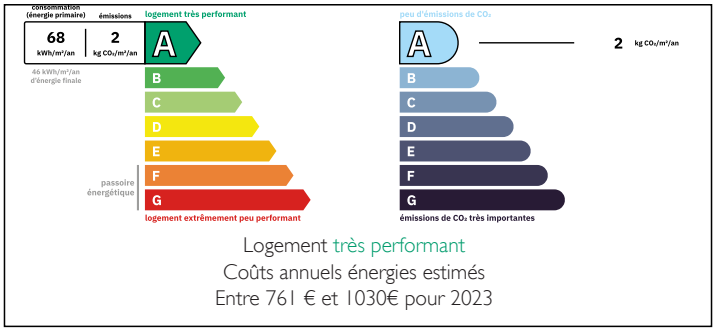
IN BRIEF

Charming Renovated Family Home with Garden, Outbuildings & Solar Panels

This beautifully renovated family home in the peaceful village of Miniac-sous-Bécherel blends rustic charm with modern comfort. Offering around 110 m² of living space, it features two bedrooms, an office, attic bedroom/playroom, a modern kitchen, family bathrooms, and a cozy pellet stove in the lounge and dining area. Comfort is enhanced by a heat pump, excellent insulation, and solar panels.

Outside, a sun-filled terrace and low-maintenance garden provide space for relaxing or entertaining. The property benefits from CU and includes two outbuildings: a workshop with rainwater collector and wine cellar, plus a double garage suitable for a camper van. A generous courtyard offers ample off-road parking.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 761 € et 1030€ pour 2023

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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NOTES

DESCRIPTION

Charming Family Home with Garden, Outbuildings & Solar Panels – 11 km from Tinténiac, 2 km from Bécherel

Discover this beautifully renovated stone house in the peaceful village of Miniac-sous-Bécherel, a perfect family home that effortlessly combines rustic charm with modern comfort. Just 11 km from Tinténiac and 2 km from the cultural village of Bécherel, renowned as the "Village of Books," this property offers a serene village lifestyle while keeping local amenities, historic towns, and Brittany's stunning coastline within easy reach.

Step inside to around 110 m² of light-filled living space, where traditional character meets contemporary convenience. The ground floor features a welcoming lounge and dining area warmed by a cozy pellet stove, a practical laundry room with built-in storage, and a modern kitchen designed for everyday family life. A shower room and separate WC complete the ground floor. Upstairs, you'll find two spacious bedrooms, a family bathroom with a separate WC, an office, and a charming attic bedroom or playroom, offering flexible spaces for children, guests, or work-from-home needs.

The home is equipped for comfort and sustainability, with a heat pump and four outlets, excellent insulation, and solar panels, ensuring warmth and energy efficiency all year round.

Outside, the property continues to impress. A sun-filled terrace and low-maintenance garden provide an inviting space for relaxing, entertaining, or family activities. The property and land benefit from CU, and a portion of the garden (approximately 529 m²) can easily be split off and developed as a separate dwelling,...