

UNDER OFFER! Large stone farmhouse with a slate roof 4 bedrooms, 2 bathrooms. 5000m2 of land.



INFORMATION

Town:	Malestroit
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	250 m2
Plot Size:	5000 m2

IN BRIEF

Halfway between Vannes and Redon, near Malestroit and La Gacilly.

Superb 260 sq m stone farmhouse on approximately 5,000 sq m of wooded land. Completely renovated with high-quality materials and an eco-friendly approach, it combines authenticity, modern comfort, and respect for the environment.

The roof has been completely redone and covered with Spanish slate.

The wastewater treatment system, a constructed wetland, is completely healthy and ecological, perfectly suited to the location.

The kitchen, with its pellet stove, is the heart of the house and offers two dining rooms and two inviting living rooms on either side, both with views of the surrounding countryside.

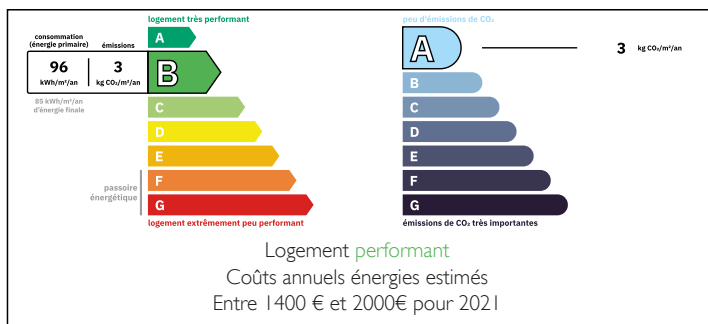
Upstairs, a mezzanine office connects to sleeping

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.



ENERGY - DPE





DESCRIPTION

Malestroit area, between Vannes and Redon, near La Gacilly.

Just a stone's throw from the Nantes-Brest canal. Magnificent, fully renovated farmhouse – Eco-friendly home with character in the heart of nature

Nestled in a verdant setting, in the peaceful countryside, this superb 260 m² stone farmhouse combines authenticity, modern comfort, and high-quality eco-friendly renovation.

Completely renovated with noble and sustainable materials, this property captivates from the moment you arrive with its exceptional charm: exposed stone, cathedral ceiling, antique terracotta tiles, warm wood, and light-filled spaces create a unique and soothing atmosphere.

The Spanish slate roof, double-glazed windows, and constructed wetland wastewater treatment system demonstrate a renovation conceived with an eco-construction approach that respects the environment.

The house is centered around a spacious living area of nearly 90 square meters with an open-plan kitchen featuring a central pellet stove, which distributes heat evenly.

A welcoming dining room with an adjoining lounge, a place for relaxation and quiet contemplation opening onto the garden, completes the space.

The kitchen also opens onto a separate living/dining room with a wood-burning stove. This space is bathed in light thanks to large windows opening onto the terrace and garden.

The house also boasts a stunning open mezzanine above the kitchen, housing a bright and inspiring office space. A true architectural centerpiece, it showcases an impressive cathedral ceiling, enhanced by the interplay of light that reinforces the feeling of

LOCAL TAXES

Taxe foncière: **852 EUR**

NOTES