LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46396SIS35 Price: 230 000 EUR

agency fees to be paid by the seller

# Character 18th-Century Townhouse in Bécherel with Independent Office, Near Rennes & Saint-Malo







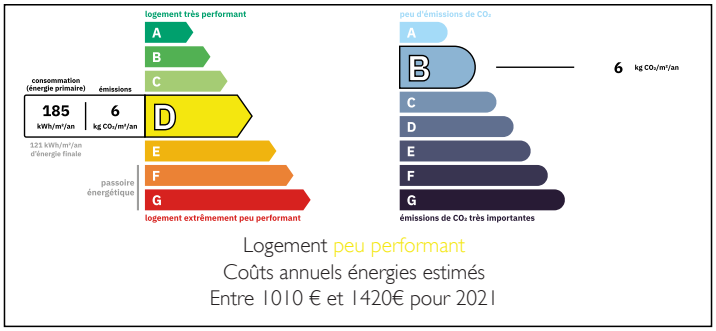








## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1010 € et 1420€ pour 2021

## INFORMATION

| | |
|---|---|
| Town: | Bécherel |
| Department: | Ille-et-Vilaine |
| Bed: | 1 |
| Bath: | 1 |
| Floor: | 87 m2 |
| Plot Size: | 0 m2 |

## IN BRIEF

Elegant Townhouse in Brittany's Famous Book Town of Bécherel.

Beautifully renovated 18th-century townhouse in the heart of Bécherel. Full of character and original charm, the property offers an entrance hall, a ground-floor study with a remarkable bookshelf concealing a secret door, and a utility room that could be converted into a bathroom.. The study has independent street access and could potentially be used as a bedroom, boutique or gallery (subject to the necessary permissions). Upstairs, a spacious open-plan living room with pellet stove flows into a fully fitted kitchen, while the top floor offers a generous bedroom with dressing area, shower room and office space.

Set within walking distance of cafés, restaurants, artisan shops and bookshops, this is the perfect home for couples, professionals or remote workers

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

Characterful 18th-Century Townhouse in the Heart of Brittany's Famous Book Town

Nestled in the heart of the enchanting medieval town of Bécherel, renowned throughout France as the Cité du Livre, this beautifully renovated 18th-century townhouse offers a rare opportunity to embrace an elegant and effortless lifestyle in one of Brittany's most unique destinations.

From the moment you step through the front door, the home's character is immediately apparent. The welcoming entrance leads to a ground-floor study, where a remarkable bookshelf conceals a secret doorway—a charming feature reminiscent of those found in historic châteaux. This room would make an inspiring home office, library or creative workspace, while also offering the possibility of being transformed into a ground-floor bedroom. It also benefits from its own independent access to the street. The adjoining utility room has the potential to become a shower room or bathroom, creating practical single-level living if desired.

A particular feature throughout the house is its extensive bespoke book shelving, reflecting the property's location in France's celebrated book town. While the shelving will be removed by the current owners, the enchanting hidden bookshelf and secret door in the study will remain, preserving one of the home's most memorable architectural details.

The first floor is dedicated to relaxed living and entertaining. Here you'll find a bright, spacious open-plan living room centred around a cosy pellet stove, flowing seamlessly into a fully fitted and equipped kitchen. Whether enjoying quiet evenings at home or entertaining friends after a day exploring the...