LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46731MCG35 Price: 651 900 EUR

agency fees included: 6 % TTC to be paid by the buyer (615 000 EUR without fees)

Stunning country home, C18th longère with indoor pool, equestrian facilities and 1.7H between Rennes & Nantes



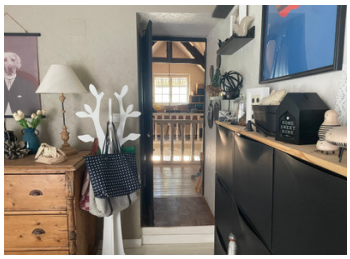












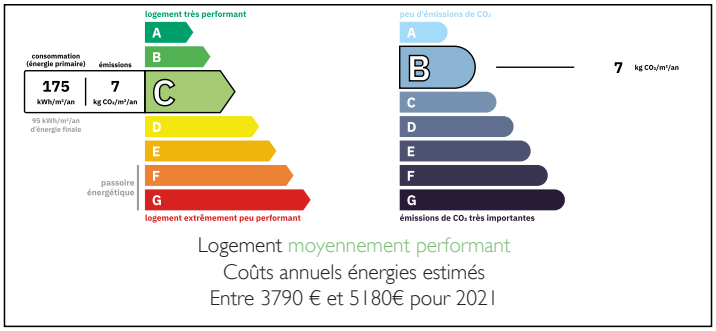
INFORMATION

Town:	Guipry-Messac
Department:	Ille-et-Vilaine
Bed:	6
Bath:	3
Floor:	290 m2
Plot Size:	17000 m2

IN BRIEF

It's hard to convey just how sublime this property is in words, it is so very, very charming and well thought out. Set in approximately 17,000 m² of grounds between Rennes and Nantes, this charming 18th-century Breton longère combines period character with modern comfort. Offering around 290 m² of living space, the property features spacious reception rooms, 6 bedrooms, an impressive indoor heated swimming pool with sauna, and excellent equestrian facilities, including a 20 x 40 m riding arena, two horse boxes, a paddock and a well. With 6 bedrooms, it is equally suited as a family home or an income-generating property with 5 of the bedrooms being in the second wing. And just as an extra plus, the property has a private track leading to the banks of the River Vilaine.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3790 € et 5180€ 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:	**2200 EUR**

NOTES

DESCRIPTION

Nestled in the countryside between Rennes and Nantes, yet within easy reach of a thriving town offering schools, shops and everyday amenities, this delightful 18th-century longère sits in approximately 17,000 m² (4.2 acres) of land. A nearby railway station provides convenient access to Rennes, making this an ideal rural retreat with excellent transport links.

The original part of the house welcomes you into a characterful 36 m² dining room, complete with an authentic period fireplace. This leads through to a fully fitted and equipped kitchen - extremely stylish yet in keeping with the general charm of the property and complemented by a practical utility room.

From the dining room, three steps lead into a magnificent 42 m² cathedral-style living room, flooded with natural light thanks to its large windows and French doors opening directly onto the gardens. The mezzanine gallery above houses an office and is just beautifully done - it has to be seen.

A staircase leads to a private first-floor suite comprising that spacious mezzanine landing with office area, a generous 30 m² bedroom, dressing room, en-suite shower room and WC.

Comfort is ensured throughout the seasons thanks to a heat pump installed in 2023. That's background heat and for ambience there are wood burners.

The other side of the property is dedicated to relaxation, leisure and accommodating your guests. Spanning over 100 m², it houses an impressive heated indoor swimming pool measuring 10 x 5 metres, with a depth ranging from 1.30 m to 2.20...