LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46819SIS35 Price: 268 825 EUR

agency fees to be paid by the seller

Historic 1625 Stone House for Sale in Saint-Malon-sur-Mel, Brocéliande, Near Rennes, Brittany

EXCLUSIVE







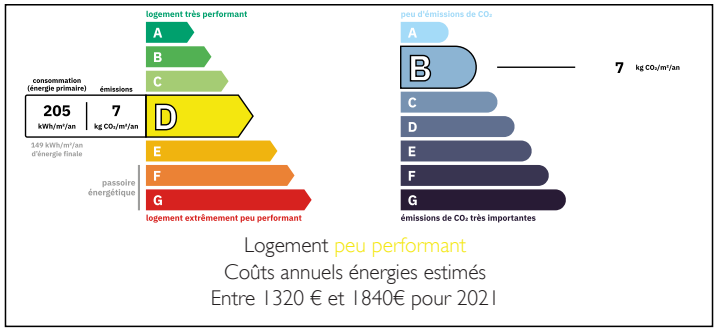








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1320 € et 1840€ pour 2021

INFORMATION

Town:	Saint-Malon-sur-Mel
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	92 m2
Plot Size:	1080 m2

IN BRIEF

Traditional Stone House Dating from 1625 in Saint-Malon-sur-Mel, Brittany

Dating from 1625, this charming character stone house in Saint-Malon-sur-Mel offers approximately 92m² of habitable space over two floors.

Originally a commanderie, the property was completely renovated in 2017, retaining its historic character while providing modern comfort.

The house offers two bedrooms, a welcoming living room with wood-burning stove, open-plan kitchen and dining area, and a shower room.

Improvements include chestnut wood windows and doors, an air-to-water heat pump with hot water production, and underfloor heating throughout both floors.

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.

approximately 200m from the property.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46819SIS35 Price: 268 825 EUR

agency fees to be paid by the seller







DESCRIPTION

Historic Stone House Dating from 1625 – Saint-Malon-sur-Mel, Brocéliande

Dating from 1625, this unusual character stone house in Saint-Malon-sur-Mel combines an interesting history and original features with the comfort of a complete renovation carried out in 2017. With approximately 92m² of habitable space, two bedrooms and approximately 600m² of land/garden across the lane, the property offers a peaceful countryside setting in the Brocéliande area.

Originally a commanderie, the building has a fascinating history. The ground floor was traditionally used to guard and store weapons, while the commander lived on the upper floor. The house retains elements of this history, including its original staircase and characterful timber finishes.

The house was completely renovated and finished in 2017, combining its original character with modern comfort. During the renovation, all windows and doors were replaced with attractive chestnut (châtaignier) wood frames. An air-to-water heat pump with hot water production was also installed, with underfloor heating providing warmth throughout both the ground and first floors.

On the ground floor, the property offers a welcoming living room with a wood-burning stove, together with an open-plan kitchen and dining area.

An original staircase leads to the first floor, where a spacious landing is currently used as a second bedroom. This level also provides access to the shower room and a further large bedroom. The bedrooms feature attractive oak and chestnut finishes, adding warmth and character to the accommodation.

The heat-pump boiler is located on the second floor.

NOTES