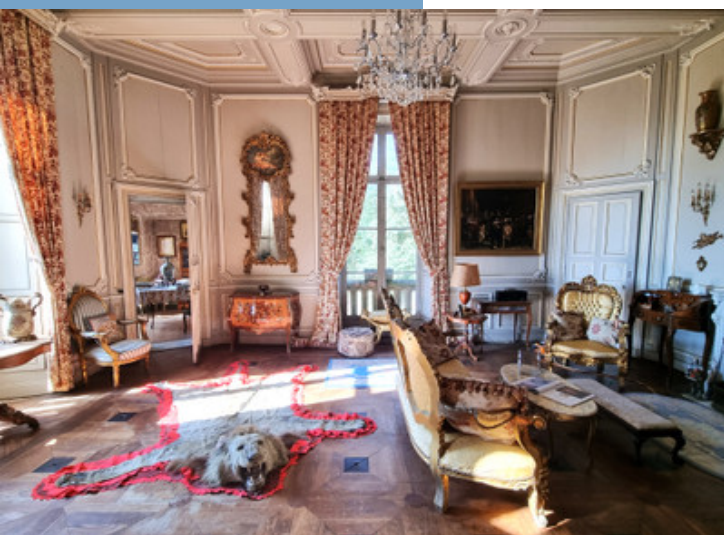
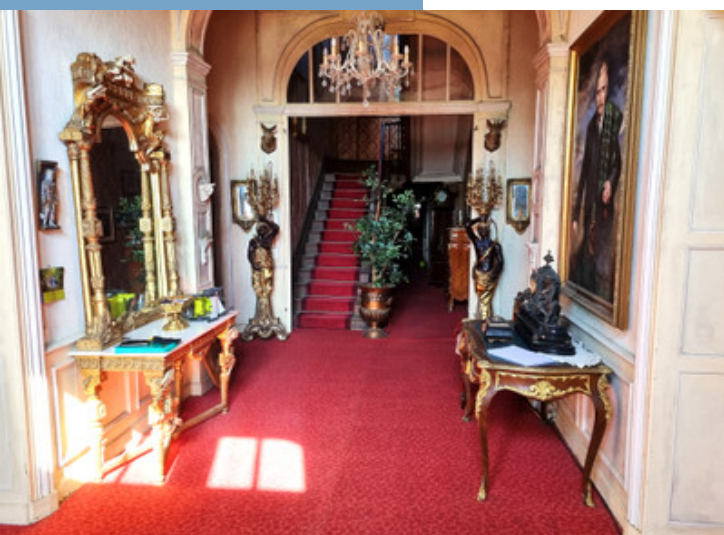




## IMPRESSIVE 19TH CENTURY CHATEAU SET IN 15ACRES OF LAND AND FISHING LAKE CLOSE TO VITRÉ



IMPRESSIVE 19TH  
CENTURY CHATEAU SET  
IN 15ACRES OF LAND  
AND FISHING LAKE CLOSE  
TO VITRÉ...



PROPERTY FACT FILE	
REFERENCE	A12475
PRICE	€ 1,417,500 £ 1,212,104* *agency fees included: 5 % TTC to be paid by the buyer (1 350 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	5
ACCOMMODATION	0 m²
LAND	54713 m²
TOWN	Comillé
DEPARTMENT	Ille_et_Vilaine
LOCATION	0-2KM to amenities
TYPE	Maison de Vacances
CONDITION	Good condition
FEATURES	Garage, Barns / outbuildings, Character property
*Price based on current exchange rate which is subject to change	







IMPRESSIVE 19TH  
CENTURY CHATEAU SET  
IN 15ACRES OF LAND  
AND FISHING LAKE  
CLOSE TO VITRÉ...

Ref : A12475

Classic Renaissance -style Chateau constructed in 1857 with 9 bedrooms and multiple voluminous character reception rooms. Attached and to the rear of the chateau is the large multi-purpose extension offering additional living space and or space for a commercial offering. All set within well maintained grounds of approx

## DESCRIPTIF

This stunning 19th century chateau is comprised of:

- + Impressive entrance hall
- To one side are situated the reception rooms:
  - + Main reception room of approx 48m<sup>2</sup>
  - + Private reception room of approx 12m<sup>2</sup> situated at the base of the turret
  - + Rear reception of approx 18m<sup>2</sup>
- To the other side are located:
  - + Main formal dining room of approx 48m<sup>2</sup>
  - + Private office of approx 18m<sup>2</sup>
  - + Reception room of approx 12m<sup>2</sup> situated in the second turret with spiral stairs into the basement

- Up the original stairs you arrive at the first floor where you will find:
- + Bedroom 1 of approx 36m<sup>2</sup> with ensuite of approx 12m<sup>2</sup> situated in the turret with views over the grounds to the front of the chateau.
  - + Bedroom 2 of approx 12m<sup>2</sup> with views to the front of the chateau
  - + Bedroom 3 of approx 36m<sup>2</sup> again with a large luxury ensuite in the turret all overlooking the grounds to the front of the chateau.
  - + Bedroom 4 of approx 25m<sup>2</sup> facing the rear of the chateau with WC
  - + Bedroom 5 of approx 25m<sup>2</sup> again facing the rear of the chateau with ensuite showerroom
  - + Separate WC

From the landing the stairs lead to the top floor where there are 4 additional bedrooms. Two of these bedrooms are ensuite.

The basement is comprised of a commercial multiple rooms including a personal kitchen, commercial kitchen, cold room with two walk-in freezers, boiler room and dining room.

The Chateau, whilst originally constructed in the 1850's, was extended to provide a vast extension to it's rear to provide for a multi-purp

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A12475>

COMPLETE FILE AND PHOTO ON REQUEST



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IMPRESSIVE 19TH CENTURY  
CHATEAU SET IN 15ACRES OF  
LAND AND FISHING LAKE  
CLOSE TO VITRÉ...

Ref : AI2475

## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

## NOTICE

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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf : AI2475  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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