



CHARMING FAMILY HOME WITH ENCLOSED
GARDEN, COVERED POOL & HORSE-FRIENDLY
GROUNDS!

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| PROPERTY FACT FILE | |
|---|---|
| REFERENCE | A38536SIS35 |
| PRICE | € 850,500 £ 0* <small>*agency fees to be paid by the seller</small> |
| BEDROOM | 5 |
| BATHROOM | 2 |
| ACCOMMODATION | 191 m ² |
| LAND | 15560 m ² |
| TOWN | Mesnil-Roc'h |
| DEPARTMENT | |
| LOCATION | 50km or less to ferry |
| TYPE | Maison de Vacances, House, Family Home |
| CONDITION | Good condition |
| FEATURES | Swimming Pool, Other Drainage, Garage |
| <small>*Price based on current exchange rate which is subject to change</small> | |



- Covered swimming pool & grounds ideal for children
- Gated enclosed property with security features
- Suitable for horse(s)
- Possible to create ground floor bed & shower-room
- Lower ground garage, storage, cellar and atelier

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An exceptional opportunity to acquire a truly unique property ideally located between Saint-Malo, Dinan and Rennes.

Set at the end of a majestic tree-lined driveway, this elegant home is nestled within a peaceful, landscaped park of over 1.5 hectares. Just 1

DESCRIPTIF

This property enjoys excellent access to key transport links, including St Malo (ferry port to the UK and Channel Islands – 26 km), Dol-de-Bretagne (TGV station with direct trains to Paris – 21 km), and Rennes (international airport with flights to Paris, Nice, Amsterdam, and Gatwick – 51 km).

Set in the heart of unspoiled countryside at the junction of Rennes, Saint-Malo, and Dinan, this elegant home, inspired by the traditional French hunting pavilions, is revealed at the end of a majestic tree-lined driveway. Nestled within a fully enclosed and landscaped park of over 15,500 m², it offers a rare living environment where refinement, peace, and nature come together in perfect harmony.

An elevated terrace, like a natural lookout point, overlooks the beautifully kept gardens, while the sunlit veranda extends the living space effortlessly into the outdoors, creating a tranquil atmosphere throughout the seasons.

The home opens into a bright and welcoming entrance hall that leads to a spacious, light-filled living and dining area with a fireplace, a traditional fitted kitchen, and a study that could also serve as a sixth bedroom. These living spaces flow beautifully toward the veranda and out to the terrace and pool area, providing an ideal connection with the garden.

Upstairs, you'll find five comfortable bedrooms, including a bright master suite with en-suite bathroom, as well as a second elegant shower room with spa-style features and a separate WC—all presented

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38536SIS35>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

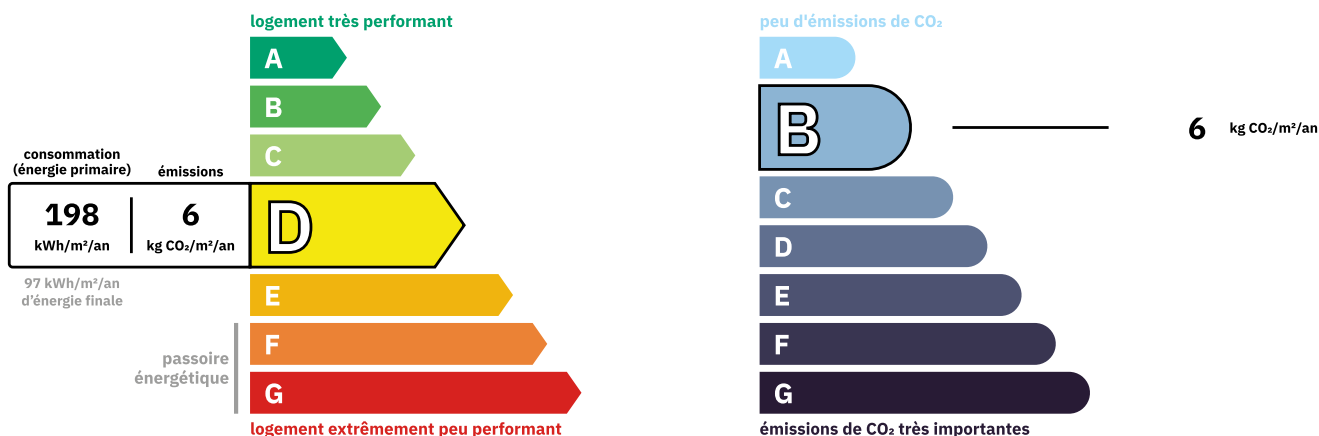
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 2700 € and 3720€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

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 : A38536SIS35
FILE COMPLETE
AND PHOTOS
ON REQUEST

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