

HISTORIC 17TH & 18TH-CENTURY ESTATE NEAR SAINT-MALO | 3.7 HA ENCLOSED PRIVATE DOMAIN

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

HISTORIC 17TH & 18TH-CENTURY ESTATE NEAR SAINT-MALO | 3.7 HA ENCLOSED PRIVATE DOMAIN...





PROPERTY FACT FILE

REFERENCE	A45126JFD35
PRICE	€ 3,465,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (3 300 000 EUR hors honoraires)
BEDROOM	13
BATHROOM	13
ACCOMMODATION	664 m²
LAND	37000 m²
TOWN	Saint-Malo
DEPARTMENT	
LOCATION	Town property
TYPE	Manoir
CONDITION	Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Exceptional 3.7 ha enclosed, wooded parkland
- Carefully renovated with generous light spaces
- 10 suites + historic chapel within the property
- Independent cottage with private master suite
- Great location just 5km de Saint-Malo et de Dinard

HISTORIC 17TH & 18TH-CENTURY ESTATE NEAR SAINT-MALO | 3.7 HA ENCLOSED PRIVATE DOMAIN...

Ref : A45126JFD35

Just a few minutes from the beaches of Saint-Malo and Dinard, this remarkable 17th- and 18th-century manor house stands at the heart of an enclosed estate covering approximately 3.7 hectares. Surrounded by a wooded park, meadows and woodland, this elegant property enjoys a peaceful and privileged setting. Entirely and carefully



DESCRIPTION

Behind its gates, the estate covers nearly 3.7 hectares comprising a wooded park, meadows, woodland and unspoilt natural areas. The property offers a rare living environment, sheltered from view yet just a few minutes' drive from the coast of Saint-Malo and all amenities.

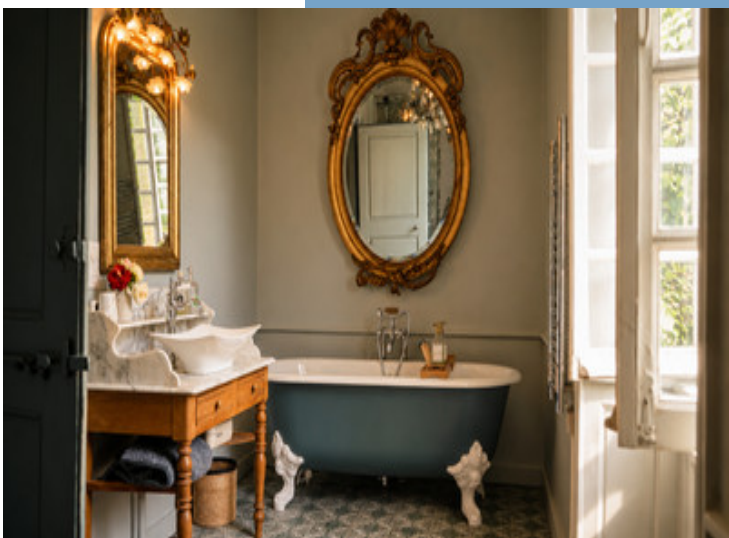
The main manor house, built between the 17th and 18th centuries, offers approximately 484 m² of living space according to current surveys. Entirely and carefully renovated, it has retained its original architectural features whilst enjoying modern comforts.



On the ground floor, there are several reception rooms featuring fireplaces, a dining room, a spacious family kitchen and a utility room. The upper floors comprise ten bedrooms, each with its own bathroom or shower room, offering an ideal layout for a large family home or for hosting events. The property is in an excellent state of repair.

A former private chapel, a testament to the estate's history, further enhances the property's exceptional character. This residence is notably linked to the English architect George Goldie (1828–1887), a leading figure in neo-Gothic religious architecture.

The detached farmhouse offers approximately 148 m² of living space according to the surveys and 180 m² according to the plans. It features separate living areas suitable for accommodating family, guests or staff. Numerous outbuildings offer significant potential for conversion and personalisation.



Several outbuildings complete the property and offer a ...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45126JFD35

COMPLETE FILE AND PHOTO ON REQUEST

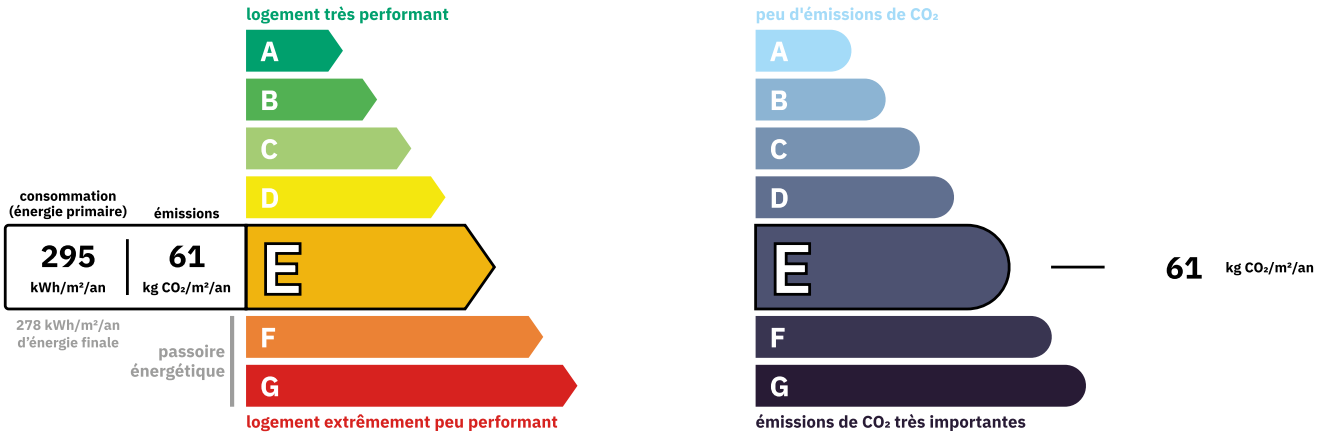
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

HISTORIC 17TH & 18TH-CENTURY ESTATE NEAR SAINT-MALO | 3.7 HA ENCLOSED PRIVATE DOMAIN...

Ref : A45126JFD35

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

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 11510 € and 15630€ for 2023

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A45126JFD35
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr