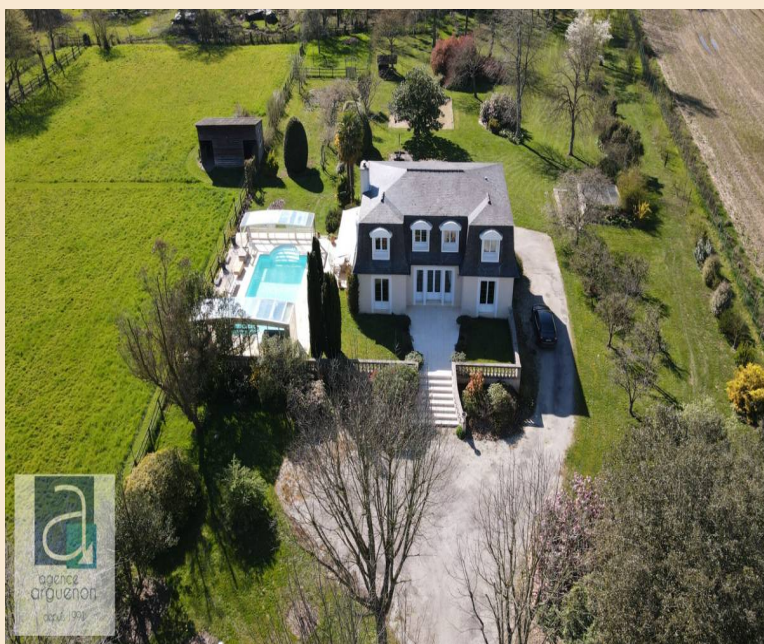


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## House for sale in Mesnil Roc H in Brittany

Mesnil Roc H , Ille-et-Vilaine , Brittany



# €842,400

inc. of agency fees

6 Beds   1 Baths   191 sqm   1.56 ha

"At the crossroads of Rennes, Saint-Malo and Dinan, stands a charming residence inspired by the noble elegance of hunting lodges." Nestled in the heart...

### At a Glance

<b>Reference</b>	MFH-DIN12441-MT	<b>Near to</b>	Mesnil Roc H	<b>Price</b>	€842,400
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	191 sqm
<b>Land</b>	1.56 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

"At the crossroads of Rennes, Saint-Malo and Dinan, stands a charming residence inspired by the noble elegance of hunting lodges." Nestled in the heart of an enclosed park where nature unfolds its splendor, it is revealed at the end of a private "majestic avenue" of more than one hundred meters. The terrace, perched like a promontory, offers a breathtaking view of its meticulously tended gardens, where each flower bed seems to whisper a story. The generous volumes of this "Hunting Lodge" style residence interact with the exterior, letting in floods of light. You feel a rare conviviality, that of houses that breathe to the rhythm of their

environment. As soon as you cross the threshold, the hall welcomes you with elegance, revealing a warm and refined atmosphere. Its generous opening onto the living room creates a feeling of space where the light dances freely. The living room opens onto the dining room, creating a friendly space where it is good to meet, whether for family dinners or evenings by the fire but also on the veranda bathed in light, offering a natural transition between the interior and the exterior. Direct access leads to the pool terrace, creating a perfect harmony between the living spaces. The ground floor is completed by a fitted and equipped kitchen, "traditional" style, a toilet and a room used as an office today. The 1st floor welcomes us with 5 bedrooms including a master suite bathed in light, a bathroom with a spa shower, and a toilet, all in a neat condition. The owners have favored a quality design with noble materials that you will be able to appreciate during the visit. The basement is a real complement and asset in this construction of the 1970s which provides additional spaces such as this games room, cellar, garage, laundry room. Its exterior reveals itself as an enchantment with its bucolic spaces around the veranda and the swimming pool, its orchard area, its pétanque area, its majestic terrace which runs around the living room to join the entrance hall, proudly overlooking the property. The sheltered swimming pool invites you to relax in all seasons, lulled by the song of the leaves. This place is a refuge. A haven of tranquility where the charm of stone and wood meets the immensity of tamed nature. Between land and sea, on the edge of the most beautiful Breton destinations, this unique residence offers an art of living marked by refinement and serenity which speaks to the heart as much as to the senses. Come listen to what it has to whisper to you... (4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	1
Price	€842,400

## Key Information

Year Built:	1977
Internal Area:	191 sqm
Land Area:	1.56 ha
Has a Garden	Yes

## Location: Brittany



## Gallery







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