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## House for sale in Trans La Foret in Brittany

Trans La Foret , Ille-et-Vilaine , Brittany



**€799,760**

inc. of agency fees

5 Beds   5 Baths   342 sqm   0.74 ha

SOLE AGENCY: This really is an exceptional property in a peaceful and highly privileged location, surrounded by the delights and treasures of nature yet...

### At a Glance

<b>Reference</b>	MFH-DIN12410-SP	<b>Near to</b>	Trans La Foret	<b>Price</b>	€799,760
<b>Bed</b>	5	<b>Bath</b>	5	<b>Hab.Space</b>	342 sqm
<b>Land</b>	0.74 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

SOLE AGENCY: This really is an exceptional property in a peaceful and highly privileged location, surrounded by the delights and treasures of nature yet just 1.5kms from a village with local amenities, 15kms from the market town of Dol-de-Bretagne with its direct TGV links to Paris, 18km from the tourist hotspot of Le Mont St Michel and 40kms to the centre of Saint Malo. Lovingly refurbished to exacting standards by the current owners using only premium quality materials and featuring the most splendid woodwork, the property comprises an elegant 4 bedroom family home, a 1 bedroom cottage / gite and a collection of stone

outbuildings with outline permissions for conversion placed around a central gravelled courtyard and surrounded by spectacular landscaped gardens of just under 2 acres including a small lake. The spacious accommodation offered in the main house comprises, on the ground floor; a kitchen dining room with feature fireplace and wood burning stove and fitted with hand-made oak panelled cabinets and integrated appliances including a Sandyford range, a living room with feature stone walls and fireplace with wood burning stove and oak floor and a WC with washbasin. An original oak staircase provides access to the first floor landing which leads to 2 large double bedroom suites each with private bathroom and WC and the second floor offering another two double bedroom suites each with private bathroom and WC. Across the courtyard the completely self-contained cottage, equally well refurbished and all on one level comprises, an entrance hallway a kitchen dining room with hand-made oak panelled cabinets and integrated appliances, a living room with feature stone fireplace and wood burning stove, a double bedroom with patio door access to a private garden terrace and a luxury bathroom and WC with roll-top bath and separate shower. The ensemble is completed by a collection of stone outbuildings with outline permissions for conversion into 3 additional gites with some basic works already started. A property that will captivate and inspire you for its wonderful tranquil location, its superbly appointed accommodation and its still as yet untapped potential. (4.00 % fees incl. VAT at the buyer's expense.)

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	5
Price	€799,760

## Key Information

Internal Area:	342 sqm
Land Area:	0.74 ha
Has a Garden	Yes

## Location: Brittany





## Gallery











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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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