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## Small 16th century Manor renovated on 1ha of bocage land

**Bain-de-Bretagne** , **Ille-et-Vilaine** , **Brittany**



# €550,000

inc. of agency fees

5 Beds      220 sqm      1 ha

25 mins south of Rennes, small 16th century manor house facing south, without architectural modification. Completely renovated in the 2000s. 220 m2 Carrez law. 8 rooms including living room and large...

### At a Glance

<b>Reference</b>	MFH-CJC02030	<b>Near to</b>	Bain-de-Bretagne	<b>Price</b>	€550,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	220 sqm
<b>Land</b>	1 ha			<b>Land Tax</b>	N/A

### Property Description

25 mins south of Rennes, small 16th century manor house facing south, without architectural modification. Completely renovated in the 2000s. 220 m2 Carrez law. 8 rooms including living room and large through bedroom. Ground floor: independent entrance, large living room, dining room with kitchen area, scullery-laundry room. WC.Â Boiler room.Â Basement: shower room and bathroom. WC. 1st floor: 3 bedrooms and

an office. 2nd floor under the roof: 2 children's bedrooms. Large office-library landing. Beautiful original elements (spiral staircase, cross beams, large stone fireplaces, interior door frames, stone dresser niches in the walls) and beautiful renovation materials. renovation (Burgundy stone floors on the ground floor, solid oak floors). Chappée oil boiler. Floor heating on the ground floor. Cast iron radiators on the 1st floor. 2 stone outbuildings (120 m2 and 30 m2) and an open garage-barn. Well. Oven. Autonomous sanitation. 1ha of bocage land. In a peaceful hamlet, on a ridge. Pleasant property 10 mins from the Rennes-Nantes dual carriageway. For lovers of architectural quality, authenticity, calm and countryside views.

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type: Countryside house  
Bedrooms: 5  
Price: €550,000

## Key Information

Internal Area: 220 sqm  
Land Area: 1 ha

## Location: Brittany



## Gallery





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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

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or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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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