



## Country House with Large Rooms and Land



### Information de l'agent

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Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 257,510.23

#### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Paimpont
Indicatif régional:	35380
Soumis:	27/01/2026

#### Description:

**REDUCED** in price - Have you watched the video yet? - Delightful Country House with Large Rooms and Land, 5,793 m2, this is a lovely with very nice ground floor accommodation, a large living room and a separate fitted and equipped kitchen, the house also boasts 4 bedrooms and a bathroom.

In the Paimpont-Broceliande area, 30 minutes from Rennes (via the RN 24), in the heart of the Land of Legends, this charming country house for sale is ready to welcome you! It offers 105 m2 of living space plus a lovely garage and a small outbuilding.

Currently, it comprises a living/dining room, a fitted kitchen, four bedrooms (one on the ground floor), a shower room, and a bathroom.

All this is set on approximately 5793 m2 of land with a well, shrubs, and some fruit trees.

It is simply delightful.

Agency fees including VAT payable by the buyer.



Further information:

Number of room(s) : 5

Number of bedroom(s) : 4

Habitable area : 106,00 m<sup>2</sup>

Lounge size : 30 m<sup>2</sup>

Ground area : 5,793 m<sup>2</sup>

Number of bathroom(s) : 1

Heating : Wood and Electric

Garden : Yes.

The department of Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres:

4



Salle de bains: 2  
Dimensions du lot: 5793 m<sup>2</sup>

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Information additionnelle

Virtual tour URL: [https://youtu.be/NFDjWY1\\_TYE](https://youtu.be/NFDjWY1_TYE)

### Contact information

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