



Large Detached Country House, Ideal Family Home



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 882,000

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Brittany
Város:	Breal-sous-Montfort
Irányítószám:	35310
Feladta:	2026. 01. 12.
Leírás:	

Exceptional Property, Bright, Move-In Ready House of 414 m2 Floor Area and 4,192 m2 Garden. Discover a high-end family home, a rare find on the market, in a peaceful rural setting with unobstructed views of the surrounding nature, close to the village of Breal-sous-Montfort (1.5 km from the village centre) 15 minutes from Rennes, offering: 414 m2 floor area / 332 m2 living space / 236 m2, 8 bedrooms, including a master suite with shower room and dressing room, 1 bedroom with shower room, 1 shower room with WC, a separate WC, a bathroom, independent studio.

Large plot of 4,192 m2, terraces, garden, vegetable garden.

An exceptional house, ideal for a large family, a blended family, a business project, or tourist accommodation (gite, bed and breakfast) or a freelance activity.

The highlights of this turnkey home with meticulous finishes and a warm atmosphere: Unique volumes, spectacular living spaces High-end features: noble materials, aluminum joinery, electric shutters, air-to-air heat pump, energy performance certificate (EPC) rating B, fireplace, high-performance insulation, reversible air conditioning and control, fire-resistant partitions, energy-efficient comfort. Triple exposure (East/South/West), exceptional natural light.



Land suitable for a swimming pool, vegetable garden, courtyard, large terraces Independent studio: strong rental potential or professional space.

The house is laid out over 2 levels as follows:

- Ground floor: Welcoming entrance with custom-made storage and designer staircase Spacious 104 m² living room, triple exposure (East/South/West), central Bordelet fireplace Contemporary, fitted and equipped high-end kitchen (central island, premium appliances), direct access to the terraces Inviting dining room, unobstructed views of nature. Open office space, Bedroom 1 currently used as a workshop, for leisure, recreation room / or future ground-floor office Independent 32 m² studio: Shower room + WC, ideal for professional activity or accommodation, accessible from the outside or inside, 10.49 m² fitted laundry room, separate WC with washbasin and a 9.51 m² room, 42 m² garage, 22 m² attic above the garage.

- Upstairs: Mezzanine library area, landing, 25 m² master suite with dressing room & shower room & WC, 7 spacious bedrooms (10.8 to 15 m²) including one with ensuite shower room, 1 separate shower room with WC, 1 second bathroom with shower and bathtub, separate WC, insulated attic, 32 m² independent studio: shower room & WC, ideal for professional activity or accessible accommodation, accessible from the outside or inside.

Outdoor spaces to enjoy in summer and winter, Large West/East/South facing terraces, Large enclosed garden Trees, vegetable garden, courtyard. Land suitable for a swimming pool. Highly sought-after and unspoiled rural setting.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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.

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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.

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Gyakori

Hálósobák:	8
Fürdőszobák:	3
Telekméret:	4192 nm

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.036.831

