

Fabulous XV - XIX century castle with 60+ acres of parkland including a mill, a chapel and a Farmhouse



## INFORMATION

Town:	Saint-Vran
Department:	Côtes-d'Armor
Bed:	5
Bath:	4
Floor:	510.9 m2
Plot Size:	275504 m2



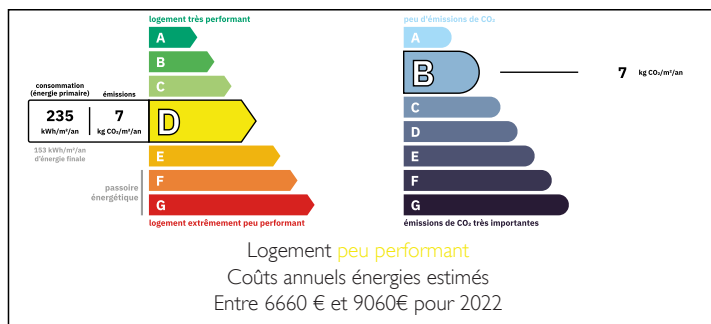
## IN BRIEF

This superb 15th-century château has been restored throughout history, in the 18th and 19th centuries. Situated less than an hour from Rennes, in peaceful countryside, the property boasts a magnificent 19th-century private chapel. The estate offers enormous potential for further development, including a water mill fed by the River Rance and a large farmhouse with former stables; the property can be adapted to suit many projects.

With two large, light-filled reception rooms, an out-of-the-ordinary library and a spacious kitchen, the chateau retains all its authentic character. It could accommodate many guests with a potential of at least 12 bedrooms. The verdant grounds include large areas of woodland, lakes and meadows, making this property ideal for horses.

The property has been partly restored and benefits from several recent roofs and a heat pump. Further

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

This magnificent château and its grounds are just 25 minutes from the town of Lamballe. Nestling in countryside, the grounds of over 27 hectares also include a mill, a chapel and a farmhouse. Dating from the 15th century, it was modified in two phases during the 18th and 19th centuries. Steeped in history, the estate has been a stately home through the ages, as evidenced by its remarkable chapel.

On entering the main door there is a vestibule with black and beige period floor tiles, and on the left, a vast, light-filled sitting room with a superb marble fireplace and solid wood parquet flooring. A few steps lead up to the tower's circular boudoir.

On the other side of the hallway, there is a beautiful blue dining room, with double exposure, beams, parquet flooring and a fireplace. A few steps lead up to a most atypical library featuring old church capitals as fireplace towers, here the beams are exposed and include dragon head finishes. Next to the library is a good-sized study and a recent secondary kitchen.

Returning to the hallway, opposite the front door is a huge double aspect, traditional French kitchen with exposed beams, a large stone fireplace and a service staircase. There is also a utility room that could be used for storage. A large circular wooden staircase leads off the hallway. A short way up the staircase is a door leading to a cloakroom with a toilet and washbasin....

## LOCAL TAXES

Taxe habitation: EUR

## NOTES