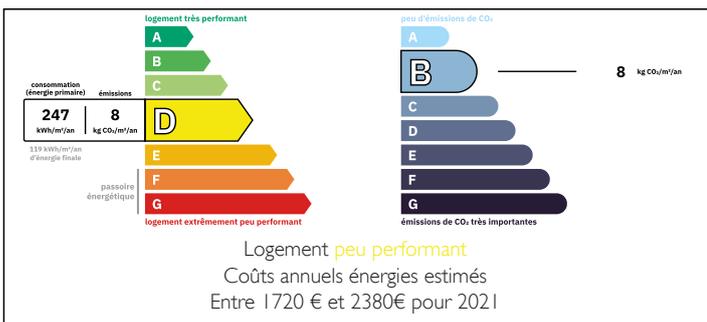


## UNDER OFFER - Charming Furnished Home with Spacious Field – Ideal for Horses

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Mesnil-Roc'h
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	90 m <sup>2</sup>
Plot Size:	8428 m <sup>2</sup>

## IN BRIEF

Located just 3km from St Pierre de Plesguen, this charming home sits on a spacious plot with bordered by mature trees, ideal for equestrian pursuits.

At its heart, a spacious kitchen-dining area with a wood burner creates a warm ambiance. Patio doors open to a west-facing garden, leading to a cozy lounge with garden views. A convenient downstairs toilet completes this level.

Upstairs, the landing leads to a spacious bedroom overlooking the field. A well-appointed bathroom, separate toilet, and fitted wardrobe maximize space. A versatile home office, convertible into a bedroom, flows into a second bedroom with a Velux window.

Outside, a wooden decked terrace overlooks the east-facing garden and field—perfect for alfresco dining.

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.



## LOCAL TAXES

**Taxe foncière: 426 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This stunning property boasts convenient access to key transport links, including St Malo (ferry port to the UK and Channel Islands – 25km), Dol-de-Bretagne (TGV to Paris – 20km), and Rennes (airport with connections to Paris, Nice, Amsterdam, and Gatwick – 55km).

Approaching the property, you are welcomed by a charming graveled courtyard, offering ample parking and picturesque views over the surrounding field. A pathway past the outbuilding leads to the house, where a spacious wooden decked terrace provides an inviting entrance.

Inside, the kitchen and dining area create the perfect space for entertaining family and friends. A beautiful chimney with a built-in wood burner adds warmth, character, and charm. This space seamlessly flows into the lounge, where windows frame views of the west-facing garden, bathing the room in natural light. A cleverly designed ground-floor toilet has been incorporated beneath the staircase for added convenience.

Ascending to the first floor, a generous landing with a striking stone feature wall welcomes you. From here, you'll find a spacious bedroom with a south-facing window overlooking the field, a bright bathroom with a west-facing window, a separate toilet, and a practical built-in wardrobe under the eaves. A small passageway leads to a large room, currently used as a home office, which could easily be transformed into an additional bedroom if desired. The office connects to the second bedroom, where a large Velux window floods the space with daylight.

Returning to the courtyard, the outbuilding offers a vast, versatile space with a...