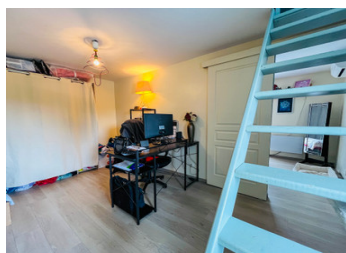
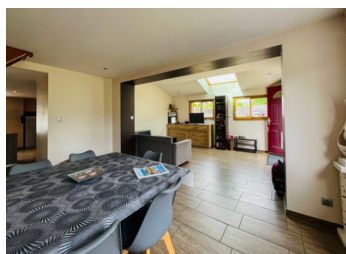


Renovated village house with garden, outbuildings, solar panels, in the heart of a charming village



INFORMATION

Town:	Bécherel
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	111 m ²
Plot Size:	755 m ²

IN BRIEF

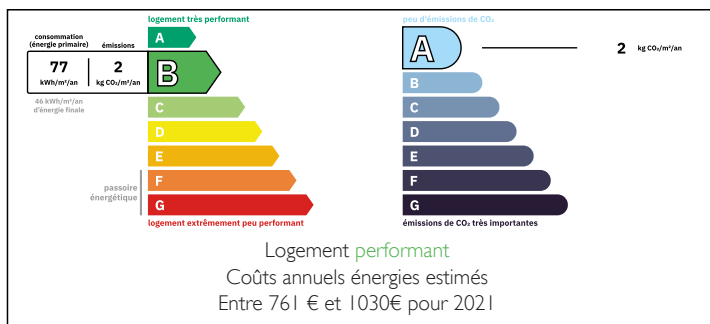
Nestled in the peaceful village of Miniac-sous-Bécherel, this beautifully renovated village house blends rustic charm with modern comfort.

Spanning around 111 m², it offers a bright living room with a cozy pellet stove, a fully equipped kitchen, a stylish bathroom, a separate WC, and a practical laundry room.

Upstairs, the landing leads to two spacious bedrooms, a family bathroom, a WC, and a study that opens to a charming bedroom tucked under the eaves, perfect as a playroom or quiet retreat.

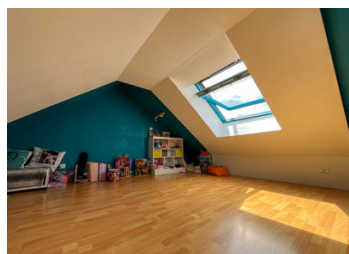
Outside, a large terrace invites you to relax, and the low-maintenance garden extends the space for outdoor living. The property includes two outbuildings: a workshop with a rainwater collection tank and wine cellar, plus a double garage. A generous courtyard offers off-road parking for

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

Tucked away in the charming and peaceful village of Miniac-sous-Bécherel, this beautifully renovated stone house effortlessly blends timeless character with contemporary comfort. Just 3 km from the enchanting town of Bécherel—fondly known as the “Village of Books,” celebrated for its quaint bookshops, artisanal bookbinders, and calligraphers—this property is steeped in culture and charm.

Ideally positioned, the house benefits from excellent transport links with a bus stop just steps away, offering easy access to Bécherel and Rennes, including its renowned university and high-speed TGV station to Paris. Rennes Airport is only 35 km away, with regular flights to Gatwick, Amsterdam, Paris, and Lyon. The Saint-Malo ferry port, with crossings to Portsmouth, Jersey, and Guernsey, lies just 50 km to the north, while the historic town of Dinan is under 25 km away. Nearby Tinténiac and the beautiful Breton coastline—just a 30-minute drive—further enrich this ideal location.

Offering approximately 111 m² of living space, the home opens into a light-filled lounge and dining area warmed by a cozy pellet stove. Patio doors lead directly from the dining space onto the terrace, seamlessly blending indoor and outdoor living. A separate, fully fitted kitchen provides both style and practicality, while a sleek bathroom with walk-in shower, a laundry area, and a separate WC complete the ground floor. Upstairs, the landing leads to two generous bedrooms, a second family bathroom, another WC, and a lovely study that flows into a charming room tucked beneath the eaves—perfect for a child's playroom, guest...

LOCAL TAXES

Taxe habitation: EUR

NOTES