

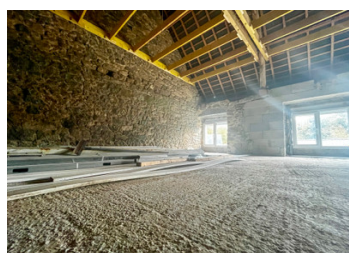
## UNDER OFFER - Charming Breton Countryside House – Renovation Project Near Dinan

EXCLUSIVE



## INFORMATION

Town:	Mesnil-Roc'h
Department:	Ille-et-Vilaine
Bed:	0
Bath:	0
Floor:	103 m <sup>2</sup>
Plot Size:	922 m <sup>2</sup>



## IN BRIEF

Charming Countryside House to Renovate – Mesnil-Roc'h, Brittany

Character stone house for full renovation in a peaceful hamlet, 7 km from Saint-Pierre-de-Plesguen and 2 km from Lanhelin. Comes with a valid building permit for 103 m<sup>2</sup> over two levels plus 37 m<sup>2</sup> extension, offering the opportunity to create a dream home in the heart of Brittany. Set on a 920 m<sup>2</sup> plot, with garden, terrace, and outdoor leisure potential.

Prime location: 15 km to medieval Dinan, 25 km to Saint-Malo (ferry to the UK and Channel Islands), and 40 min to Rennes Airport. Perfect for holiday homes, full-time residence, or investment in a region renowned for charming villages, stunning countryside, and coastal access.

## ENERGY - DPE

DPE not required.

Renovation required: sanitation, insulation, windows,

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

Charming Countryside House to Renovate – Great Potential in Mesnil-Roc'h, Brittany

Discover this character stone house for full renovation, ideally located in a peaceful hamlet just 7 km from Saint-Pierre-de-Plesguen and 2 km from Lanhelin. Nestled in the beautiful Breton countryside, this property offers the perfect setting for a holiday home, permanent residence, or renovation investment.

The house benefits from a valid building permit allowing for 103 m<sup>2</sup> of living space over two levels, plus an additional 37 m<sup>2</sup> extension — giving you the opportunity to create your dream home in France, combining authentic charm with modern comfort.

Set on a plot of approximately 920 m<sup>2</sup>, the property enjoys a quiet rural setting with plenty of space for a garden, terrace, or outdoor leisure area.

### Excellent Location

- \* 7 km to Saint-Pierre-de-Plesguen (shops, schools, and local amenities)
- \* 2 km to Lanhelin (bakery, bar, and convenience stores)
- \* 15 km to Dinan – a stunning medieval town with markets, restaurants, and a picturesque riverside port
- \* 25 km to Saint-Malo – ferry port with direct links to the Channel Islands and the UK
- \* 40 minutes to Rennes Airport – regular flights to London and other UK destinations

This superb location makes it ideal for weekend getaways, holiday rentals, or a peaceful full-time home in one of Brittany's most desirable areas.

### Renovation Work to Plan

- \* Sanitation system, insulation, windows and doors, electrical wiring, heating, plumbing, flooring, and wall finishes.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES