

Modern comfort meets Breton charm – An exceptional 5 bedroom home in the heart of Brittany

EXCLUSIVE



INFORMATION

Town:	Le Mené
Department:	Côtes-d'Armor
Bed:	5
Bath:	2
Floor:	180 m2
Plot Size:	13010 m2

IN BRIEF

Discover this impressive 1950s stone house, lovingly and thoroughly renovated to combine modern technology, energy efficiency and timeless character. Nestled in an idyllic, fully enclosed setting, this light-filled home offers space, privacy and a rare sense of tranquillity. Situated an hour from St Malo and 45 minutes drive from Rennes, easy to reach from the UK. The house is a short drive away from the local supermarket and shops

Key features

High-quality renovation, combining modernity with classic elegance

Five spacious bedrooms spread across three light-filled levels

Generous ceiling heights in every room

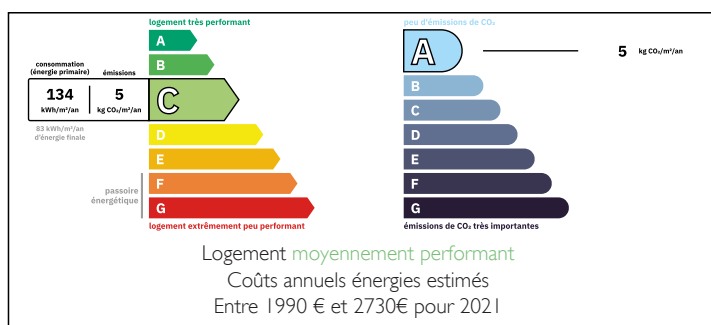
A true blank canvas, ready for you to add your own personal touch

No overlooking neighbours, with several terraces offering sun or shade throughout the day

A gardener's paradise



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.



LOCAL TAXES

Taxe foncière: 660 EUR

NOTES

DESCRIPTION

This is an imposing stone house that has been renovated from top to bottom. It has an energy rating of a C due to excellent double glazing throughout, insulated walls and efficient heating. The vendors have really paid attention to detail and yet left a blank canvas so the next owners can inject their own colour and style.

The gardens, which have been carefully tended over recent years, offer:

Magnificent trees and a palette of colours throughout the seasons,

Two large removable greenhouses, A sophisticated watering system with numerous connection points, A low-maintenance garden, designed for beauty and simplicity.

Whether you dream of a vegetable patch, vibrant flowers or simply peaceful moments in the open air, this outdoor space is made for you.

Fully enclosed and fitted with a gate, this property offers privacy, security and a genuine sense of escape — whilst remaining close to the amenities of central Brittany.

A rare opportunity: a place where the modern meets the classic in perfect harmony. Ideal as a family home, holiday home or elegant country retreat.

Contact me for more information, additional photos and room sizes.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>