

Charming Family Home with Enclosed Garden, Covered Pool & Horse-Friendly Grounds!



INFORMATION

Town:	Mesnil-Roc'h
Department:	Ille-et-Vilaine
Bed:	5
Bath:	2
Floor:	191 m ²
Plot Size:	15560 m ²

IN BRIEF

An exceptional opportunity to acquire a truly unique property ideally located between Saint-Malo, Dinan and Rennes.

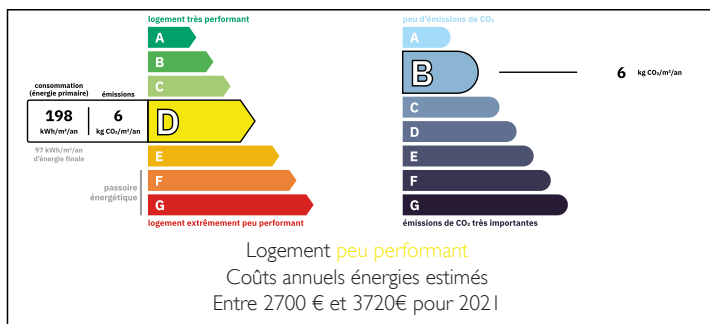
Set at the end of a majestic tree-lined driveway, this elegant home is nestled within a peaceful, landscaped park of over 1.5 hectares. Just 1 to 1.5 km from the village of Saint-Pierre-de-Plesguen, offering bakery, bars, restaurant and shops, this residence combines privacy with convenience.

The spacious ground floor includes a bright living-dining room with fireplace, traditional fitted kitchen, versatile office (or 6th bedroom), veranda, sun terrace, and a covered swimming pool.

Upstairs, five bedrooms feature a luminous master suite with en-suite bathroom, a second shower room, and separate WC.



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 habitation: EUR

NOTES

DESCRIPTION

This property enjoys excellent access to key transport links, including St Malo (ferry port to the UK and Channel Islands – 26 km), Dol-de-Bretagne (TGV station with direct trains to Paris – 21 km), and Rennes (international airport with flights to Paris, Nice, Amsterdam, and Gatwick – 51 km).

Set in the heart of unspoiled countryside at the junction of Rennes, Saint-Malo, and Dinan, this elegant home, inspired by the traditional French hunting pavilions, is revealed at the end of a majestic tree-lined driveway. Nestled within a fully enclosed and landscaped park of over 15,500 m², it offers a rare living environment where refinement, peace, and nature come together in perfect harmony.

An elevated terrace, like a natural lookout point, overlooks the beautifully kept gardens, while the sunlit veranda extends the living space effortlessly into the outdoors, creating a tranquil atmosphere throughout the seasons.

The home opens into a bright and welcoming entrance hall that leads to a spacious, light-filled living and dining area with a fireplace, a traditional fitted kitchen, and a study that could also serve as a sixth bedroom. These living spaces flow beautifully toward the veranda and out to the terrace and pool area, providing an ideal connection with the garden.

Upstairs, you'll find five comfortable bedrooms, including a bright master suite with en-suite bathroom, as well as a second elegant shower room with spa-style features and a separate WC—all presented in excellent condition.

A full basement adds significant value to the home, with a...