

Stunning 8-bed, 16th century former rectory, 1-acre enclosed garden, swimming pool & outbuildings



INFORMATION

Town:	Vitré
Department:	Ille-et-Vilaine
Bed:	8
Bath:	5
Floor:	368 m ²
Plot Size:	4623 m ²

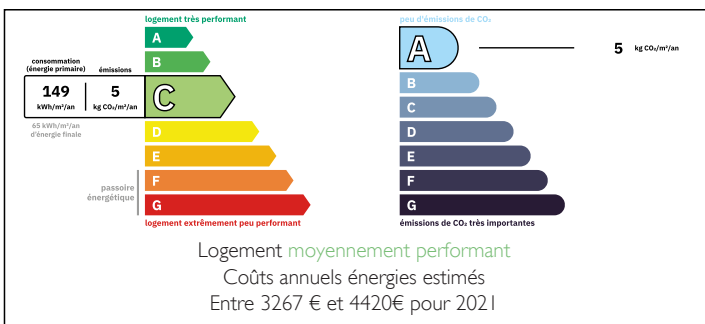
IN BRIEF

Located at the gateway to Brittany, in the heart of a village of 1,700 inhabitants founded in the 12th century and near Vitré – a charming medieval town labelled “Town of Art and History” – this unique former rectory, dating back to 1594, is the perfect blend of countryside serenity and urban convenience, offering access to schools, services, and a wide range of amenities.

This impressive building steeped in History spans 368 m² over three levels and offers a flexible layout, ideal for various projects: a spacious 8-bedroom family home, a bed & breakfast or guesthouse business, a professional practice, or even a smallholding thanks to its delightful fully enclosed garden with a well.

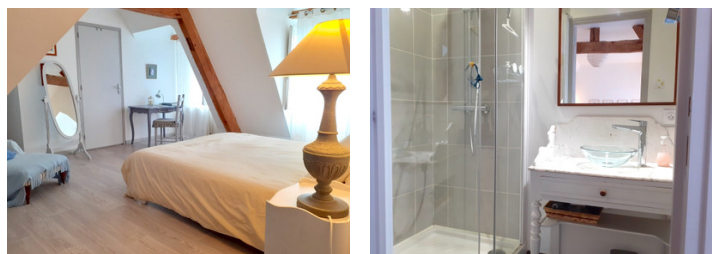
Set on a fully enclosed 1-acre plot, the property includes numerous outbuildings with remarkable potential and an outdoor swimming pool.

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: 2113 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Exceptional Historic Property near Vitré with Outbuildings, Pool & 1-Acre Grounds

The main entrance, located on the western side of the house, opens into a welcoming hall with a separate toilet. To the right, a stunning living room showcases wood paneling, parquet flooring, and a marble fireplace. This room connects to a bright adjoining space with travertine flooring—perfect as a secondary entrance or a cozy office.

Also leading from the entrance hall is an elegant office (or blue sitting room), featuring parquet floors, a marble fireplace, and refined moldings.

The dining room is truly remarkable, with traditional terracotta tiles, a monumental fireplace, a built-in oak sideboard, and a discreet wood store. The separate, fully equipped kitchen (approx. 12 m²) also has terracotta flooring and abundant storage. From here, you access a large 50 m² games room—ideal for conversion into a ground-floor bedroom—and a pantry/cellar, which also has its own outdoor access. In the L-shaped wing of the property, a secondary entrance with cloakroom leads to the utility room (housing the heat pump and thermodynamic hot water tank), laundry area, independent WC, and a shower room—completing the ground floor.

A beautiful spiral staircase rises from the main hall to the first floor, where a long corridor with linen closet connects three bedrooms (9.4 m², 12 m², and 24 m²), plus two suites (15 m² and 22 m²), each with its own en-suite bathroom and WC. A charming library with alcove completes this level.

The second floor offers a self-contained guest area,...