

Historic 17th & 18th-Century Estate Near Saint-Malo | 3.7 ha Enclosed Private Domain



INFORMATION

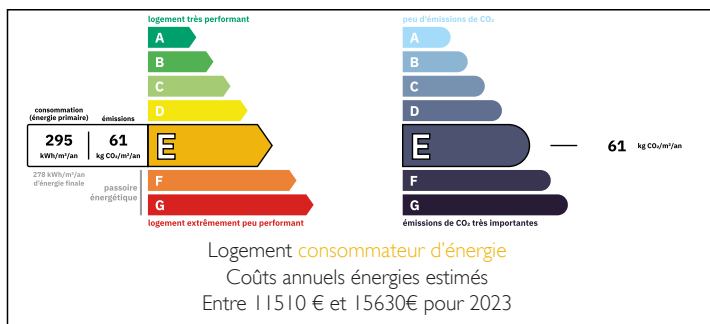
Town:	Saint-Malo
Department:	Ille-et-Vilaine
Bed:	13
Bath:	13
Floor:	664 m2
Plot Size:	37000 m2

IN BRIEF

Just a few minutes from the beaches of Saint-Malo and Dinard, this remarkable 17th- and 18th-century manor house stands at the heart of an enclosed estate covering approximately 3.7 hectares. Surrounded by a wooded park, meadows and woodland, this elegant property enjoys a peaceful and privileged setting. Entirely and carefully renovated, it captivates with its generous proportions, its abundance of natural light and the refinement of its fittings. The ground floor features two beautiful reception rooms with fireplaces, as well as a spacious kitchen and utility room. Spread over three levels, the sleeping quarters comprise ten bedrooms with numerous en-suite bathrooms. A former chapel adds to the unique character of the property. The estate also features a detached cottage-style house with a suite and living areas. A vegetable garden, woodland and natural spaces make up this rare property...

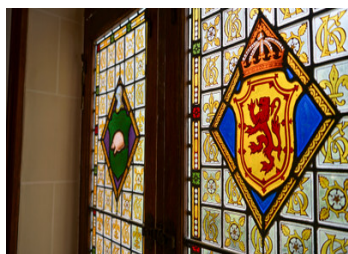


ENERGY - DPE



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

Behind its gates, the estate covers nearly 3.7 hectares comprising a wooded park, meadows, woodland and unspoilt natural areas. The property offers a rare living environment, sheltered from view yet just a few minutes' drive from the coast of Saint-Malo and all amenities.

The main manor house, built between the 17th and 18th centuries, offers approximately 484 m² of living space according to current surveys. Entirely and carefully renovated, it has retained its original architectural features whilst enjoying modern comforts.

On the ground floor, there are several reception rooms featuring fireplaces, a dining room, a spacious family kitchen and a utility room. The upper floors comprise ten bedrooms, each with its own bathroom or shower room, offering an ideal layout for a large family home or for hosting events. The property is in an excellent state of repair.

A former private chapel, a testament to the estate's history, further enhances the property's exceptional character. This residence is notably linked to the English architect George Goldie (1828–1887), a leading figure in neo-Gothic religious architecture.

The detached farmhouse offers approximately 148 m² of living space according to the surveys and 180 m² according to the plans. It features separate living areas suitable for accommodating family, guests or staff. Numerous outbuildings offer significant potential for conversion and personalisation.

Several outbuildings complete the property and offer a wide range of potential uses: storage, workshops, garages or additional projects, depending on the future owners' needs.

The estate also benefits from a former tennis court in...

LOCAL TAXES

Taxe foncière: 7614 EUR

NOTES