

Truly delightful, welcoming and just so very lovely 5 bed home with pool & charm in abundance, edge of village

EXCLUSIVE



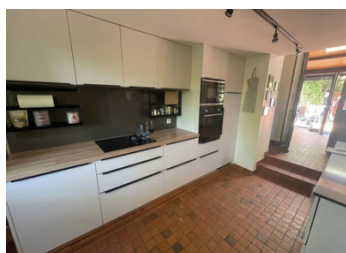
INFORMATION

Town:	Boistrudan
Department:	Ille-et-Vilaine
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	2435 m2

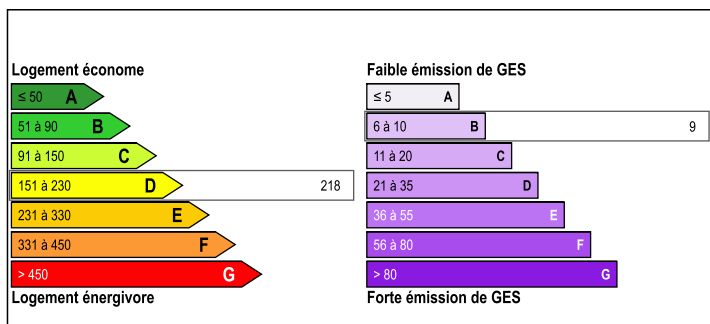
IN BRIEF

This beautiful stone property offers a rare combination of character, space and versatility on the edge of a charming village just 30km from Rennes centre. Originally the old village school, in use until the 1950s, the property has retained a wonderful sense of history while being thoughtfully adapted into a spacious and welcoming family home.

With over 220 m² of accommodation, the house currently offers five bedrooms with scope for another and a generous range of living and reception spaces. The beautiful tiling and tasteful exposed stone walls throughout the house add considerably to its charm and gives the property a lovely sense of continuity.

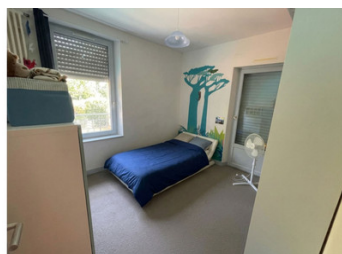


ENERGY - DPE



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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.



NOTES

DESCRIPTION

The property has an unusual, but very workable layout which is just another positive point of interest.

The ground floor includes an entrance, shower room with WC, an open-plan fitted kitchen, a spacious 35 m² sitting room with an open fireplace, a 17.40 m² mezzanine with bespoke fitted furniture, a 25.60 m² veranda which can be heated in winter, a 33.87 m² lounge/diner and an 11.17 m² office.

The first floor provides two bedrooms, with a shared balcony between them, a family bathroom with double basins, a separate WC and there is also access to the attic. The attic is ideal for storage and offers potential to create a small additional habitable space. A further three bedrooms are located on the upper half-level, together with another bathroom and WC.

There are two staircases to the upper floor(s), one of which is particularly characterful, a full wooden staircase which is in fact double height due to the fact that the bedroom floor is on two levels - from the link between the original part and the 30+ year old extension.

The layout makes this an exceptionally adaptable family home. With its generous accommodation and several distinct living areas, it could readily lend itself to multi-generational living, allowing different members of a family to enjoy their own spaces while remaining together under one roof. It could also work particularly well as a holiday rental, offering substantial accommodation and excellent leisure facilities.

The basement provides a laundry room, boiler room,...