

Unique,south facing,architecturally,traditional stone designed house, panoramic views of Vilaine, 343,200 €, Langon, Ile et Vilaine, 35660



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About me: Been in Morbihan for over 12 years selling property, know the area well and would like to help you in your search for a property in Brittany, give a personal service before, during and after your purchase of your dream home, we take pride in our honesty with you. Alan will help you in the translation if you are unfamiliar with the language and also help you with the Notaire and documents you are required to sign.

Listing details

Feed reference id 20905102
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Title: Unique,south facing,architecturally,traditional stone

designed house, panoramic views of Vilaine

Price: 343,200 €

Habitable space: 217 m²

Land: 4,052 m²

Department: Ille et Vilaine

Bedrooms: 5

Bathrooms: 2

City: Langon

ZIP code: 35660

Description: ***REDUCED!***
Unique, south facing,
architecturally, traditional
stone designed house with
panoramic views over the
river Vilaine.

Situated in the commune
of Langon.

If you are looking for
peace and tranquility,
fabulous views and within
walking distance to the
river Vilaine for walking



and cycling, then this property is for you!, also has enough room for family and friends visiting and also with the opportunity to perhaps do a small BnB/chambres d'hotes or have a small appartement, just needs a small kitchenette to be installed.

A large and versatile home, recently refurbished of quality construction in stone with slate roof, granite lintels, copper gutters and downpipes and a pretty tower.

Five large bedrooms and also with one east and two south terraces,

Entry through electronically controlled double gates, graveled drive to garage, parking for several cars.

Front door in mahogany. Entrance hall (2.7 x 3.3) with doors off to kitchen, receptions rooms, utility area, cloakroom.

Kitchen (5.5 x 4): Range of modern fitted units, oven, microwave, induction hob, integrated fridge, dishwasher. Door to east terrace, and a communicating door to dining room.

From hall glazed door to corridor leading to utility room (2.1 x 3.3) worktop with cupboards over, sink, plumbing for washing machine, vent for dryer, space for freezer. .

Cloakroom off entrance hall. WC and washbasin.

Reception rooms: glazed double doors from entrance hall leading to: dining room (8 x 3.5), French windows to east terrace, pretty wooden staircase in tower to upper floor. Galleried balustrade overlooking sitting room. (6 x 4.4), a bright sunny room with four sets of French windows on three sides to lower south terrace. Woodburning stove in classic limestone fireplace. Oak beamed ceiling.

From dining room glazed door to master suite comprising sitting room or could be used as a bureau, bedroom and large en suite bathroom
Sitting room/bureau (3.4 x 3.5) with French windows to upper south terrace, river and garden views, door through to:
Bedroom 1 (4.3 x 3.5) two double wardrobes, door through to en suite bathroom (3.3 x 3.1) with double basins, bath, bidet,

wc, large shower, electric
towel rail, extractor fan.
French windows to
terrace.

From dining room,
turning wooden staircase
in the tower to: large
mezzanine area (4.8 x 2.7)
doors off to bedrooms 4
& 5, large walk in
wardrobe with corridor to
guest suite comprising
bedrooms 2 & 3 and
shower room,

Bedroom 5 currently used
as an art studio (5.45 x 8.1
into eaves) , velux.

Bedroom 4 (5.51 x 3.62
into eaves) large double
wardrobe.

From mezzanine door to
corridor serving guest
suite comprising shower
room and bedrooms 2 and
3, :shower room (2.43 x
4.3) double basins, bidet,
wc and shower.

Bedroom 3 (3.3 x 4.3)
with pretty river and
garden views from south
facing window.

Bedroom 2 (3.5 x 6.65
into eaves) a large
bedroom with pretty river
and garden views from
south facing window.
West window and door to
outside stone steps
leading down to upper
south terrace.

As it has its own access,

this guest suite could be turned into an entirely separate apartment, as could the master suite below.

From sitting room on ground floor, stairs down to cellars comprising;

:

Garden room with sink, access to rose garden and doors to:garage, boiler room. Oil fired boiler (Zaegel Held), oil tank (2000l), hot water tank,workshop, cave/wine cellar

Outside:

4000 sq m gardens with commanding river views from both house and garden.

Tiled terraces to east and south, secured by balustrades and linked by wooden steps and decking.

Below the upper south terrace a pretty rose garden and shrubbery leading to a pergola.

Below the lower south terrace a graveled area with raised fishpond and flower beds.

From pond area gravel and oak steps through shrubs and flowerbeds to lawned garden, fir, oak, walnut and fruit trees, shrub borders, the whole

being served by an automatic watering system running, in part, from recovered rainwater.

Numerous outside taps. To the east second pond, vegetable area, potting shed etc. Below outside steps lean-to with outside tap, storage area. Open fronted woodstore.

Broadband available, benefits from being on mains drainage!

Walks directly from the property down to the river and along the riverbank/towpath for miles in both directions. Neighbours: None at all to the south and east. One single storey house to the north, occupied 6-8 weeks annually. Two houses to the west at a distance of 60m. One house to the south west, unoccupied

Situated on the outskirts of a pretty hamlet , 250m from the river's edge, the house is just 8 minutes drive from the main Redon-Rennes axis and 12 minutes drive from the main Nantes-Rennes axis. Rennes airport 35 minutes, Nantes airport 1 hour. In the departement of Ille et Vilaine, bordering the Loire Atlantique.

Prix de vente honoraires
TTC inclus : 343 200 €
Prix de vente honoraires
TTC exclus : 330 000 €
Honoraires TTC à la
charge acquéreur : 4 %

Country: France

State/Region/Province: Bretagne

Property Statuses: For Sale

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