



Farmhouse with endless potential,

35000, Brittany

€1,451,000

Ref: AF24539

* 4 Beds * 2 Baths * 180m2

Located 20 minutes from Rennes, in a quiet setting surrounded by fields and meadows and with a river running along the edge, this farmhouse has a living space of 180 m² and is composed of 4 bedrooms, a walk-in closet, a bathroom, a shower-room and 2 WC's. There is an additional 340 m² that could be...

- Number of rooms: 6

Property Description

Located 20 minutes from Rennes, in a quiet setting surrounded by fields and meadows and with a river running along the edge, this farmhouse has a living space of 180 m² and is composed of 4 bedrooms, a walk-in closet, a bathroom, a shower-room and 2 WC's. There is an additional 340 m² that could be converted and many outbuildings: an agricultural hangar, a cowshed, barns and a henhouse. The grounds measure 1.8 hectares. A property ideal for a large family, an agricultural project, a hotel or events business, a sports complex, etc.

If you have an ambitious project to carry out, don't miss out on the multiple possibilities this property has and reserve a visit.

On the ground floor is a kitchen giving onto a dining room with a fireplace (38.5 m²), 4 bedrooms (9 m², 12 m², 14.5 m² & 16 m²), a living room (35.5 m²), a walk-in closet, a bathroom, a shower-room and 2 toilets. There's a big 95 m² terrace outside with beautiful views of the river. The potential living space of the property is more than 520 m².

There are also several outbuildings: 3 agricultural hangars (118 m², 150 m² & 340 m²), a cowshed (214 m²), a barn and a henhouse. The grounds are composed of two plots separated by a secondary road.

All the outbuildings can be transformed according to your project: function room or banqueting hall, dining room, sports centre, workshop, creating scenes/stages for concerts, marriages, dance hall, cinema, warehouse...

Located 2 minutes from a town with a school, shops and a train station; 20 minutes from Rennes and a golf course; 45 min from the fabulous forest of King Arthur Broceliande; an hour from the Emerald Coast (Saint-Malo, Dinard, Cancale); an hour 15 min from the famous Mont Saint-Michel; 3 hr from Paris.

