



## 13 Bedroom Chateau,

56800, Ploermel, Morbihan, Brittany

\* 13 Beds \* 1 Bath \* 800m2

# €1,473,000

Ref: LN-YERKW

## Property Description

Ref. 3947 Chateau beautifully restored for sale in Brittany

The castle and its outbuildings are ideally located in Brittany, in the south of Morbihan. While benefiting from the privileged environment of this property, you can easily take advantage of the charm of the town of Vannes and the quality of life that characterises the Gulf of Morbihan. The chateau is located in a green and peaceful setting, just a few minutes from a village offering all the amenities of daily life.

With a surface area of more than 800 sqm, the castle offers :

On the ground floor: a vestibule located in the central tower of the castle with a wide staircase that leads to the raised ground floor of the castle, a large landing that serves (16th century part) a large living room with a monumental fireplace and a ceiling with beautifully decorated exposed beams. A corridor leads to a bedroom/study with access to the grounds via a charming and authentic stone staircase. A kitchen, a bathroom and a toilet complete this part. This large landing leads to a sumptuous dining room (part 19th century) with walls decorated with silk fabrics from Lyon and a fireplace. A Venetian lounge with fireplace and its boudoir, with an open view of the park.

On the first floor: A vast landing and a corridor lead to 6 bedrooms, one of which has a boudoir. Numerous cupboard spaces, two shower rooms and toilets complete the level.

On the second floor: A vast landing and a corridor lead to 5 bedrooms to be brought up to date, toilets and a storeroom with washbasin to be renovated, a large room with cathedral ceiling (exposed roofing framework) which could be used as a bedroom or study, a magnificent oratory with wooded walls which spontaneously calls for meditation.

Garden level: Extending under the entire castle, the garden level - accessed from the entrance hallway - offers numerous opportunities: an old kitchen with a fireplace and a bread oven, a warehouse, storerooms, a wine cellar, a wood shed, a fruit store, a technical room with a boiler and an oil tank, several direct accesses to the parklands.

The stone outbuildings have been completely rebuilt by the owners. They are composed as follows:

A guest house (currently used as a gîte on 2 levels), former stables and a large shed and garage.

A corner tower with a pepperpot roof (roof redone) and a bread oven - situated near to the outbuildings - is a sign of the remains of the original castle, the stones of which were used to build the current castle (16th century part).

In the grounds, an above-ground swimming pool heated by a heat pump as well as a garden shed (with water supply) will delight the happy owners and their families.

The castle and its outbuildings are set in grounds of approximately 5,60 acres (2.27 hectares). The green environment is particularly calm and soothing. This peace and quiet is reinforced by the parklands composed of numerous species, notably oaks, magnolias, hydrangeas, etc., which harmoniously surround the castle.

Two wells are available on the property.

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