



9 Bedroom Chateau,

56800, Ploermel, Morbihan, Brittany

* 9 Beds * 1 Bath * 510m2

€1,485,000

Ref: LN-2GG7Z

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French Entrée 

Property Description

Ref.3981 : French chateau for sale in Brittany.

The property is located in Southern Brittany, in the Morbihan region. Less than 30 minutes from the Gulf of Morbihan, the castle is located in a quiet and green environment, overlooking a natural valley. You will benefit from an optimal quality of life, combining the charm of the countryside and the quick access to the coast and its numerous distractions and activities.

The property, full of character, reflects the history of this territory located near the high place of the Breton resistance during the Second World War. The equestrian character of the property only needs to be updated. Hunting is also authorized. A pond can be put back into use.

The chateau part is composed as follows :

on the first floor (about 255sqm): the main entrance opens onto a large hall and a baluster staircase leading to the first floor, an access to the octagonal dovecote tower (with several loopholes and an archway) and its spiral staircase also leading to the second floor and the attic.

On the left of the main entrance, a large living room with a Napoleon III style fireplace (Viollet-le-Duc style painted ceiling) beyond which is the 1900's part with the turret at the back: 3 rooms in a row are to be renovated. It is possible to make this space independent.

Under the baluster staircase, a laundry room with toilet.

The service entrance is in a saddlery (Godin piano with wood) in appendix of which there is a souillarde (with shower) and a large fruit-box, a small living room with monumental chimney, a dining room / kitchen (with Godin piano mixed wood and electricity), an office.

On the first floor (about 255sqm) : 8 bedrooms, one of which with a bath, washbasin and separate toilet, a bathroom (in the 1900 turret), a bathroom adjoining one of the bedrooms, access to the spiral staircase in the dovecote tower, a large attic, large cupboards and closets offer a pleasant living space. Some rooms need to be refreshed, others can be used immediately.

Access to the attic is via the staircase of the 16th century dovecote tower: the space is the same size as the lower level (southern part: the three adjoining rooms) and offers considerable potential for development.

A cellar completes the whole, located under the southern part of the castle. It houses the general meters (water / electricity) and one of the three hot water tanks of the house.

The outbuildings are multiple and offer a potential of rehabilitation or restoration particularly important:

former stables, used as a carriage house and storage space ;

an old farm (with 2 boxes in good condition and a stabulation)

a former chapel used as storage space

a large farmhouse to restore (about 370 m² of floor space)

a ruined house on a plot of land of about 3 500 m² (the stone walls can be used as a structure for an independent housing project) - the building permit has been maintained

The overall surface of the property is more than 61.77 acres (25 ha). It is divided into several large areas, including woods with bridle paths and numerous species (chestnut grove, pine forest, boulaie...) offer many opportunities for walking or horseback riding; hunting is possible (2 bracelets of roe deer with the possibility of more on request) ; 4 large meadows (with a horse shelter on one of them, near the castle); the park of more than one hectare surrounding the castle, the outdoor swimming pool, the outbuildings and the orchard.

Numerous plantations and arrangements of the park were carried out: rosebushes of various species, wisteria of China and Japan, kiwis, red chestnut trees, privet, St. John's wort, taxodium distichum "pendulum", cherry trees and

weeping beech, magnolia grandiflora, centenary camellia, tulip tree, alley of cytis, catalpa, ginkgos, hydrangeas...
The whole offers a privileged environment, conducive to tranquility.

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Gallery

