



9 Bedroom House,

35600, Redon, Ille-Et-Vilaine, Brittany

* 9 Beds * 1 Bath * 410m2

€1,150,000

Ref: LN-6Z8XJ

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French Entrée 

Property Description

Ref.4023: 15th MANOR ON 12.36 ACRES NEAR THE VILAINE

On the borders of Ille-et-Vilaine, this manor house is located in a rural area renowned for its rich architectural and landscape heritage. The property was a ducal residence in the Middle Ages and also a major centre of resistance during the Second World War. This long history is reflected in the authenticity and character of the manor and its outbuildings. The Vilaine River flows peacefully in the immediate vicinity of the property and offers an enchanting setting for beautiful walks or bike rides. A TER (regional train) station provides easy access to the Rennes metropolis.

All amenities are just a few minutes away.

The stone manor house (granite and schist), on two levels under the roof and two cellars, offers a total surface area of approx. 410 sqm, divided as follows:

On the ground floor: A beautiful entrance hall gives access to a large kitchen (with central island and monumental fireplace) and a scullery, a vast living room with parquet flooring and exposed beams, which is a great place to live and to welcome guests, a dining room with high ceilings, exposed beams and stonework, and a second living room used as a library, which is delightful with its wooded walls and its fireplace with wood burner. There are numerous direct accesses to the garden and the courtyard as well as a large terrace opening onto the garden.

Adjacent to the lounge-library, and with an independent entrance strictly from the courtyard, a space that could be used as a guest house consists of a large bedroom and a bathroom.

On the 1st floor: 5 large bedrooms, each with its own shower room, 2 of which provide access to a reading room in the manor house tower, a 6th bedroom, under the rafters with a magnificent exposed roofing framework, and a last bedroom, accessed from the laundry room on the ground floor, which is also under the rafters and has two beautiful master trusses.

Adjacent to the southern part of the manor house, a guest house with independent access from the garden consists of a living room with an open kitchen and upstairs a large bedroom and its bathroom.

The main outbuilding is a stone building with a private terrace opening onto the garden, composed of two spaces: the first is a large "artist's studio" with high ceilings and a mezzanine, which can also be used as a reception and event space. The second is a raised swimming pool. The exposed stonework adds to the charm of this building. A storage area is attached to this outbuilding.

Located to the south, in the courtyard, the former oratory has been converted into a completely independent accommodation space. It is on one level, which can be accessed directly by a pretty stone staircase. A living room, a large bathroom (on the ground floor) and a bedroom (on the first floor) make up the ensemble.

There are various shed and storage areas throughout the property.

The property is set in approximately 12.36 acres, 9.88 of which are dedicated to the beautifully landscaped and wooded garden. Created in the mid-1990s by an Englishman, this environment, criss-crossed by streams, is now a discovery trail of numerous varieties of flowers. A large pond, connected to the Vilaine, invites you to take a meditative break under the protection of an oak tree several hundred years old.

A meadow on the south side completes the site.

The land is not marked by any easement.

Gallery

