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House for sale in Gaël in Brittany

Gaël , Ille-et-Vilaine , Brittany



€252,600

inc. of agency fees

4 Beds 2 Baths 314.6 sqm 0.44 ha

Located in the charming village of Gaël, in the heart of Brittany, this traditional stone property offers a rare opportunity for renovation enthusiasts...

At a Glance

Reference MFH-DIN12564-FR

Near to Gaël

Price €252,600

Bed 4

Bath 2

Hab.Space 314.6 sqm

Land 0.44 ha

Pool No

Land Tax N/A

Property Description

Located in the charming village of Gaël, in the heart of Brittany, this traditional stone property offers a rare opportunity for renovation enthusiasts looking for a project with character and potential.

Gaël is a picturesque rural commune in Ille-et-Vilaine, renowned for its medieval heritage and preserved natural surroundings. Nestled between forest and countryside, it enjoys a strategic location ? approximately 15 minutes from Ploërmel and 20 minutes from Montauban-de-Bretagne ? with easy access to Rennes. The village offers a peaceful lifestyle with essential local services such as schools, shops, and community activities, making it an ideal setting for families and nature lovers.

The property, arranged in an 'L' shape, comprises several stone-built constructions offering numerous possibilities for residential or investment projects:

The main house, built in stone under a slate roof, includes:

On the ground floor: entrance hall, living room, and two offices.

On the first floor: two bedrooms, a bathroom, and a shower room.

Convertible attic space above.

An adjoining house, facing the inner courtyard, built in stone and brick under slate, offering:

On the ground floor: entrance hall, dining room, WC, kitchen, and pantry.

Also featuring a brick-built cellar and an attic above.

A stone outbuilding, with slate roof, composed of two rooms on the ground floor, a garage, and an upper floor attic space.

A traditional well enhances the authenticity of this property.

The adjoining land, part of which is classified as buildable, allows for various outdoor development opportunities (garden, orchard, extension).

A property full of charm, ideal for a large-scale renovation project, in a natural and historical environment.

Please contact us to arrange a viewing.

(5.25 % fees incl. VAT at the buyer's expense.)

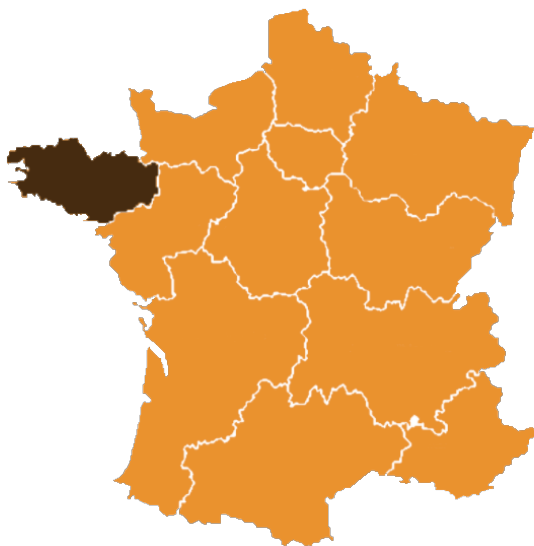
Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€252,600

Key Information

Internal Area:	314.6 sqm
Land Area:	0.44 ha
Property Features:	
• Orientation:	sud
Has a Garden	Yes

Location: Brittany



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C. BAUER – Sunday Times

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S. and L. BROWN



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