



## Luxury 5 Bed Stone House For Sale In Sixt-sur-Aff Brittany



### Στοιχεία μεσίτη

Όνομα:	Niall Madden
Όνομα εταιρείας:	Esales Property Limited
Χώρα:	United Kingdom
Experience since:	2002
Τύπος υπηρεσίας:	Selling a Property
Specialties:	Property Type: Apartments
Τηλέφωνο:	
Languages:	English
Site:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 435,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Brittany
Πόλη:	Sixt-sur-Aff
Διεύθυνση:	Le Bois Baron
Ταχυδρομικός κωδικός:	35550
Δημοσιεύθηκε:	15/01/2025

Περιγραφή:

Luxury 5 Bed Stone House For Sale In Sixt-sur-Aff Brittany France

Esales Property ID: es5554437

Property Location

6 Le Bois Baron

Sixt-sur-Aff

Brittany / Bretagne

35550



France

## Property Details

### A Timeless Stone Residence in the Heart of Brittany: Sixt-sur-Aff, France

Discover a captivating blend of rustic charm and modern comfort in this exquisite five-bedroom stone house nestled within a charming hamlet of just a dozen homes in Sixt-sur-Aff, Brittany. Originally a duplex, this residence has been thoughtfully transformed into a spacious and airy single dwelling, offering a unique blend of character and contemporary living.

#### A Symphony of Stone and Light:

The house exudes timeless elegance with its thick stone walls, exposed oak beams, and a spacious layout spanning four levels. Meticulously renovated in 2019, the property boasts modern insulation and double-glazed PVC windows, ensuring year-round comfort while preserving the original character. A recent upgrade in 2024 saw the installation of new exterior shutters, further enhancing the property's aesthetic appeal.

#### Spacious Living and Entertainment:

The lower levels feature two generously proportioned living areas, each with the potential to be transformed into a cozy reading nook or a vibrant entertainment space. Two en-suite bedrooms on this level offer privacy and convenience. While currently inactive, two fireplaces, one at either end of the main floor, offer the potential to add a touch of warmth and ambiance to the living spaces.

#### A Masterpiece of Architectural Design:

The interior is a testament to thoughtful design. Artisan-crafted stairs, crafted from beautifully grained sapele wood, lead to the intermediate level, where a bright artist's studio awaits on one side and a comfortable bedroom with an en-suite bathroom resides on the other. The upper levels boast modern flooring, enhanced by the addition of strategically placed wall windows and seven Velux roof windows, flooding the space with natural light. The top floor culminates in a spacious master suite, complete with an en-suite bathroom and a captivating three-panel stained-glass interior window, adding a touch of artistic flair.

#### A Garden of Delights:

The property sits on a generously sized plot, offering a haven of tranquility. The garden features a profusion of roses, creating a fragrant and visually stunning backdrop. Mature orchard trees, including apple and fig trees, and a grapevine contribute to the property's charm. A Mirabelle plum tree adorns the front garden, while the presence of several large, abundantly flowering hydrangeas adds a touch of vibrant color. The flat expanse of land offers the potential for the installation of a swimming pool, creating a perfect oasis for relaxation and entertainment.



## Unparalleled Location and Lifestyle:

Situated just four minutes from the charming town of La Gacilly, renowned for its annual summer-long photography festival and its association with the renowned Yves Rocher cosmetics company, this property offers a unique blend of rural tranquility and cultural vibrancy. Explore the town's herbal gardens, manufacturing campus, flagship store, restaurants, immersive museum, and eco-hotel/spa.

## A Gateway to Exploration:

The surrounding region offers a wealth of opportunities for outdoor enthusiasts. Explore the extensive network of walking trails, discover prehistoric dolmens within walking distance, and immerse yourself in the rich history and culture of Brittany.

## Convenience and Accessibility:

The nearby town of Redon provides convenient access to essential amenities, including shops, services, and a hospital. The train station in Redon offers direct high-speed train connections (TGV) to Paris in just 2-3 hours, while Rennes and Nantes, both with international airports, are within easy reach by car. For those seeking international travel, frequent ferry services connect the north coast of Brittany to England and Ireland.

This exceptional property offers a unique blend of historical charm, modern comfort, and breathtaking natural beauty. Embrace the tranquility of rural Brittany while enjoying the convenience of modern living. Contact us today to schedule a viewing and discover the allure of this captivating stone house.

## ABOUT THE AREA

Brittany, a region located in northwestern France, is renowned for its stunning coastline, rich Celtic heritage, and charming villages. With its rugged cliffs, sandy beaches, and picturesque landscapes, Brittany offers a unique and unforgettable experience.

The region is steeped in history and culture, with evidence of Celtic settlements dating back thousands of years. Brittany's Celtic heritage is reflected in its language, music, and traditions, which continue to be celebrated today.

The Breton coast is a paradise for outdoor enthusiasts, with opportunities for surfing, sailing, hiking, and cycling. The region is also home to several national parks, including the Brocéliande forest, a mythical place associated with King Arthur and the Knights of the Round Table.

Brittany's charming villages and towns offer a glimpse into traditional French life. Quaint cobbled streets, historic buildings, and local markets create a welcoming and authentic atmosphere. Visitors can explore the region's many castles, cathedrals, and gardens, discovering the rich history and cultural heritage of Brittany.

## MAiN FEATURES:



- \* 260m<sup>2</sup> of living space
- \* 400m<sup>2</sup> plot
- \* 5 Bedrooms
- \* 5 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

Contact us today to buy or sell property in France fast online

## Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	5
Τελειωμένα τετραγωνικά πόδια:	260 τ.μ

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/IG4H6gS3SNk>

## Contact information

IMLIX ID: IX6.587.115

