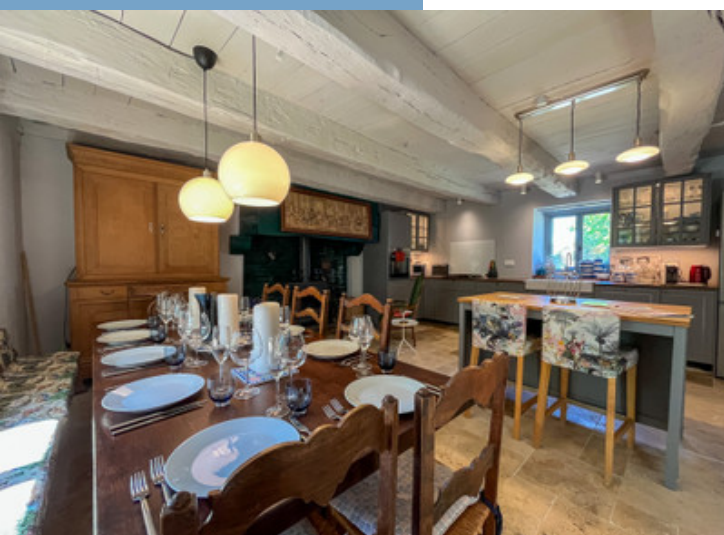




LARGE 4-BED RESIDENCE WITH GÎTES,
OUTBUILDINGS, AND HISTORIC RUINS IN A
CHARMING GARDEN SETTING

LARGE 4-BED RESIDENCE
WITH GÎTES,
OUTBUILDINGS, AND
HISTORIC RUINS IN A
CHARMING GARDEN
SETTING...



PROPERTY FACT FILE	
REFERENCE	A36597SIS35
PRICE	€ 737,800 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	4
ACCOMMODATION	365 m²
LAND	5608 m²
TOWN	Pleine-Fougères
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
<small>*Price based on current exchange rate which is subject to change</small>	



- Rural setting only 17 km from Mont Saint-Michel
- Business potential
- Original ruins on the property
- Electric charging point and well
- Garden with several seating areas and a goat pen

LARGE 4-BED RESIDENCE
WITH GÎTES,
OUTBUILDINGS, AND
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Charming 4-Bed Family Home with Gîtes, Outbuildings & Ruins

Located under 4 km from Pleine-Fougères, 17 km from Mont-Saint-Michel, and 18 km from Dol-de-Bretagne (TGV to Paris), this property offers excellent transport links.

DESCRIPTIF

A Captivating Country Estate Near Mont-Saint-Michel

Nestled less than 4 km from the charming village of Pleine-Fougères, and only 17 km from the iconic Mont-Saint-Michel, this enchanting property blends rustic character with modern comfort in a setting of natural beauty. Perfectly positioned, it enjoys excellent transport links to Paris via the TGV from nearby Dol-de-Bretagne (18 km), international ferry connections to the UK and the Channel Islands from Saint-Malo (just over 40 km), and air travel via Rennes airport (65 km).

The main residence is a home of rare charm and generous proportions — ideal for both entertaining and relaxing. Brimming with character, it features a spacious, contemporary kitchen-diner complete with a welcoming wood burner, a versatile games room or home office, and a cosy TV lounge perfect for quiet evenings in. A thoughtfully designed ground-floor shower room with walk-in shower and WC adds convenience.

Upstairs, the principal suite offers a private haven with an elegant ensuite bathroom featuring a luxurious roll-top bath and a walk-in wardrobe. Two further bedrooms and a top-floor retreat — a large bedroom with its own sitting area and ensuite — offer ample space for family or guests. There is also an additional attic space on the second floor, brimming with potential for further development.

A separate wing of the main house has been tastefully converted into an independent two-bedroom gîte, with the possibility of reintegration via t

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36597SIS35>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

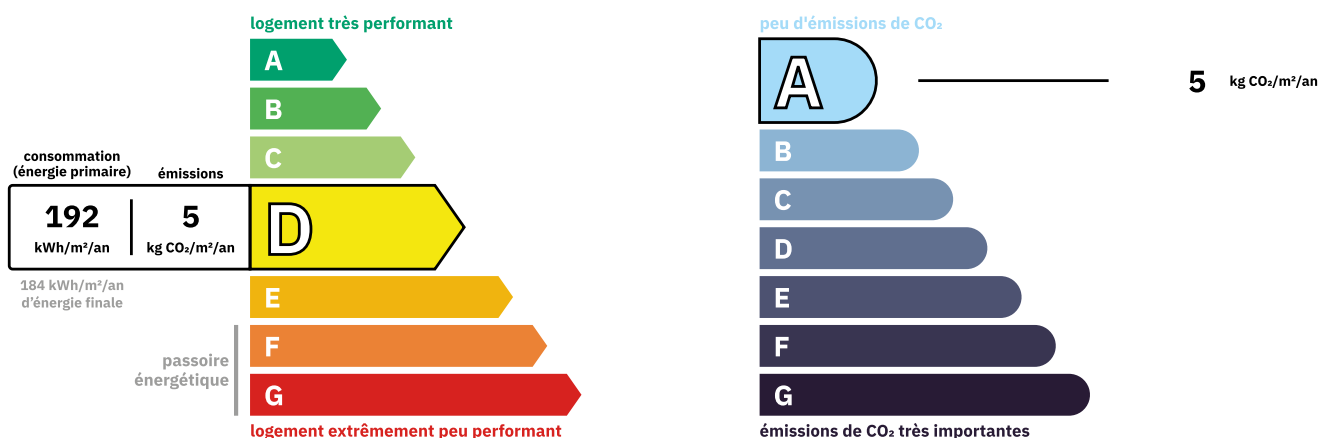
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LARGE 4-BED RESIDENCE
WITH GÎTES, OUTBUILDINGS,
AND HISTORIC RUINS IN A
CHARMING GARDEN
SETTING...

Ref : A36597SIS35

ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Poorly efficient**
Estimated annual energy costs
between 1450 € and 2000€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A36597SIS35
FILE COMPLETE
AND PHOTOS
ON REQUEST

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