



CHARACTER PROPERTY WITH 8 BEDROOMS,  
MAIN HOUSE AND 3 GÎTES NEAR  
DOL-DE-BRETAGNE & MONT-SAINT-MICHEL

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WITH 8 BEDROOMS, MAIN  
HOUSE AND 3 GÎTES NEAR  
DOL-DE-BRETAGNE &  
MONT-SAINT-MICHEL...



PROPERTY FACT FILE	
REFERENCE	A36597SIS35
PRICE	€ 686,400 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (660 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	365 m <sup>2</sup>
LAND	5608 m <sup>2</sup>
TOWN	Dol-de-Bretagne
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Private parking, Barns - outbuildings
*Price based on current exchange rate which is subject to change	



- Rural setting only 25 km from Mont Saint-Michel
- Business potential with 3 gîtes
- Original ruins on the property
- Electric charging point and well
- Garden with several seating areas and a goat pen

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## Character 8-Bed Property Near Dol-de-Bretagne & Mont-Saint-Michel

Beautiful stone property with a main house and three independent gîtes in peaceful countryside near Dol-de-Bretagne, approximately 25 km from Mont-Saint-Michel and 35 km from Saint-Malo. An ideal

## DESCRIPTION

Character Property with 8 Bedrooms, 3 Gîtes & Income Potential Near Dol-de-Bretagne and Mont-Saint-Michel

Discover a rare lifestyle and business opportunity in the heart of Brittany's sought-after tourism region. Set within peaceful countryside close to Dol-de-Bretagne and the world-famous Mont-Saint-Michel, this beautiful stone property combines authentic French charm with an established, ready-to-run holiday rental business.

Offering a total of 8 bedrooms across a spacious main house and 3 independent gîtes, this exceptional property is ideal for buyers seeking a lifestyle change in France, a profitable tourism business, or a flexible multi-family home with income potential.

Perfectly positioned between Brittany and Normandy, the property benefits from excellent transport links, making it easily accessible from the UK, Paris, and across Europe.

A Ready-to-Move-In Lifestyle Property with Business Potential

Whether you dream of running gîtes in France, welcoming international guests, hosting retreats, or simply enjoying a slower pace of life surrounded by nature, this property offers the perfect balance between lifestyle and investment.

The three independent gîtes are fully operational and ready to generate immediate income, allowing new owners to move in and continue the business from day one.

The location is especially attractive for tourism, with year-round visitor demand driven by the proximity to:

- \* Mont-Saint-Michel
- \* Saint-Malo
- \* Cancale
- \* The Brittany c...

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

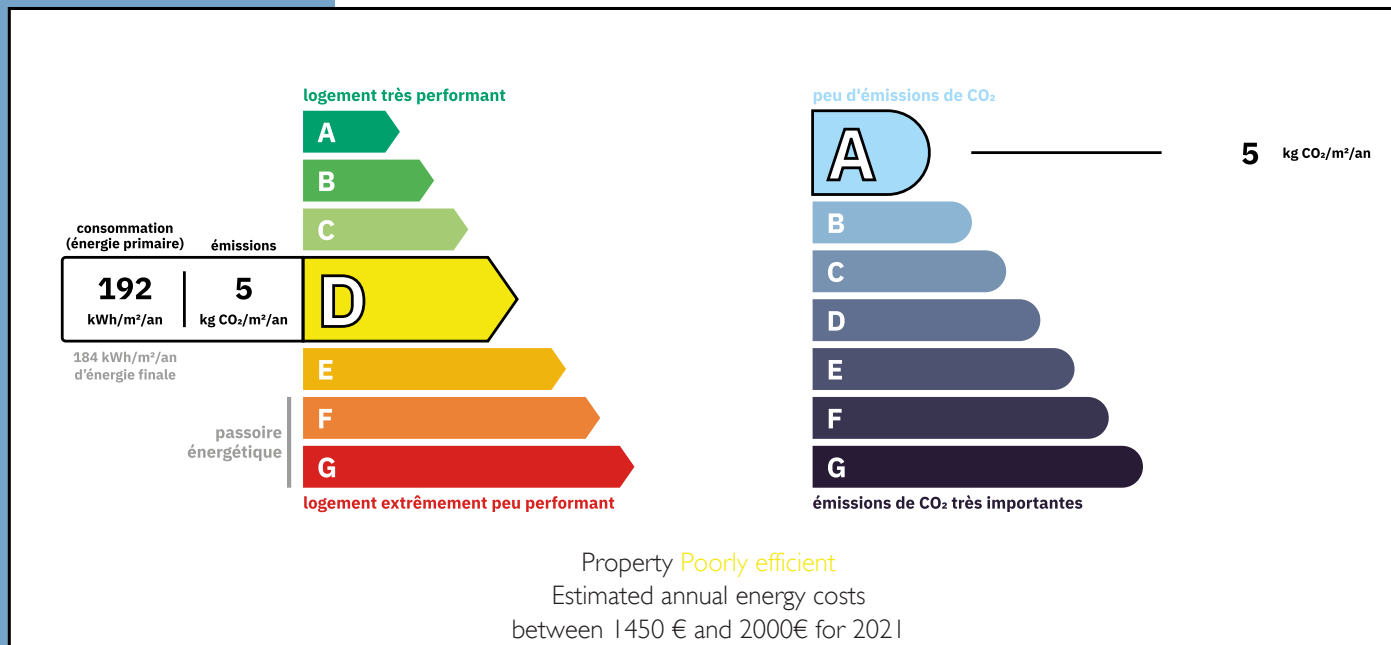
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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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