

ELEGANT 4-BEDROOM MAISON DE MAÎTRE IN BRITTANY WITH GÎTE POTENTIAL, PRIVATE POND & NEAR MONT-SAINT-MICHEL

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

ELEGANT 4-BEDROOM MAISON DE MAÎTRE IN BRITTANY WITH GÎTE POTENTIAL, PRIVATE POND & NEAR MONT-SAINT...





PROPERTY FACT FILE

REFERENCE	A43848SIS35
PRICE	€ 728,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (700 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	342 m²
LAND	7439 m²
TOWN	Pontorson
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison, Family Home, Gite
CONDITION	Habitable, Good condition
FEATURES	Private drainage, Lake, Garage

*Price based on current exchange rate which is subject to change





LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Four bedrooms all with ensuite bathrooms
- Private natural pond and landscaped gardens
- Renovated 1-bedroom gite ready to rent
- Large outbuildings ready for renovation to 3 gites
- Underfloor heating on ground floor and wood burner

ELEGANT 4-BEDROOM MAISON DE MAÎTRE IN BRITTANY WITH GÎTE POTENTIAL, PRIVATE POND & NEAR MONT-SAINT...

Ref : A43848SIS35

Luxury Maison de Maître with approximately 270 m² of living space, four en-suite bedrooms and a separate 72 m² one-bedroom gîte, set within 7,500 m² of landscaped gardens with a private pond.

Three stone outbuildings have planning permission for conversion into



DESCRIPTION

Luxury Maison de Maître with Gîte and Boutique Hospitality Potential
Trans-la-Forêt, Brittany | Near Pontorson and Mont-Saint-Michel

Set behind a private drive in peaceful surroundings, this elegant wisteria-clad Maison de Maître combines historic charm, refined interiors and exciting hospitality potential. The main house offers approximately 270 m² of living space, with four en-suite bedrooms, alongside a separate 72 m² one-bedroom gîte and three stone outbuildings with planning permission for conversion into additional accommodation.



The property sits within approximately 7,500 m² of landscaped gardens, with a private pond, mature trees, terraces and secluded places to relax. Whether you are looking for a substantial family home, a property with holiday rental income or a larger guest accommodation project, the existing layout offers considerable flexibility.

An elegant home with space to welcome family and guests

The main residence has been carefully restored, retaining its original architectural features while incorporating bespoke oak joinery, quality finishes and underfloor heating throughout the ground floor.

The welcoming kitchen and sitting area form the heart of the home. A wood-burning stove creates a cosy atmosphere, while doors open directly onto the rear gardens and terraces, making it easy to enjoy the surroundings throughout the year.

Beyond the kitchen, the main salon and dining room offer a more formal reception space, centred around an impress...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43848SIS35

COMPLETE FILE AND PHOTO ON REQUEST

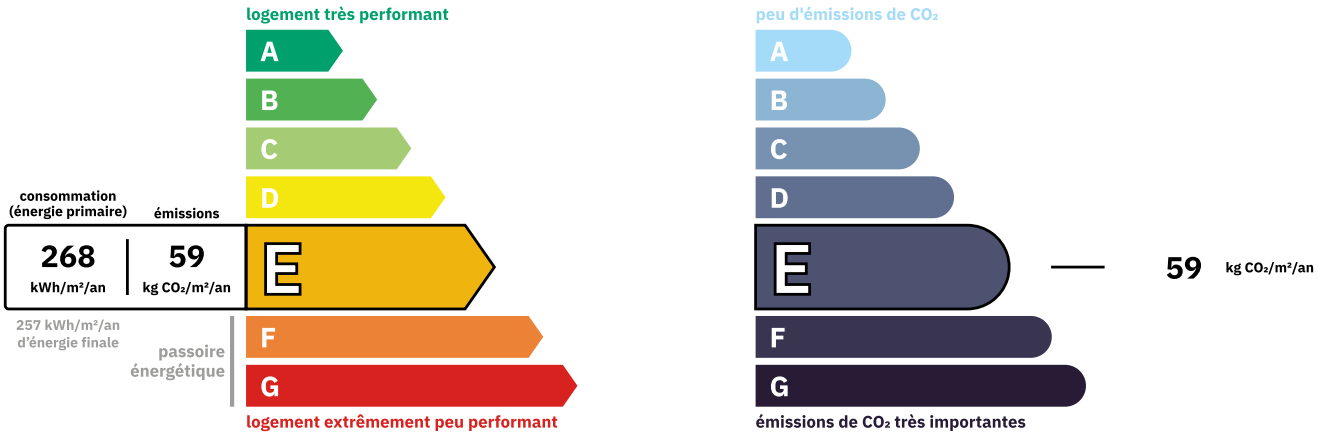
LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

ELEGANT 4-BEDROOM MAISON DE MAÎTRE IN BRITTANY WITH GÎTE POTENTIAL, PRIVATE POND & NEAR MONT-SAINT...

Ref : A43848SIS35

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

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 7240 € and 9870€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A43848SIS35

FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 0870011515l telephone: +33 553 608 488 E-mail: prestige@leggett.fr