

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

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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 m²
LAND	5608 m²
TOWN	Dol-de-Bretagne
DEPARTMENT	
LOCATION	Isolated
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Private drainage, Private parking, Barns - outbuildings

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





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- Rural setting only 25 km from Mont Saint-Michel
- Business potential with 3 gites
- 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

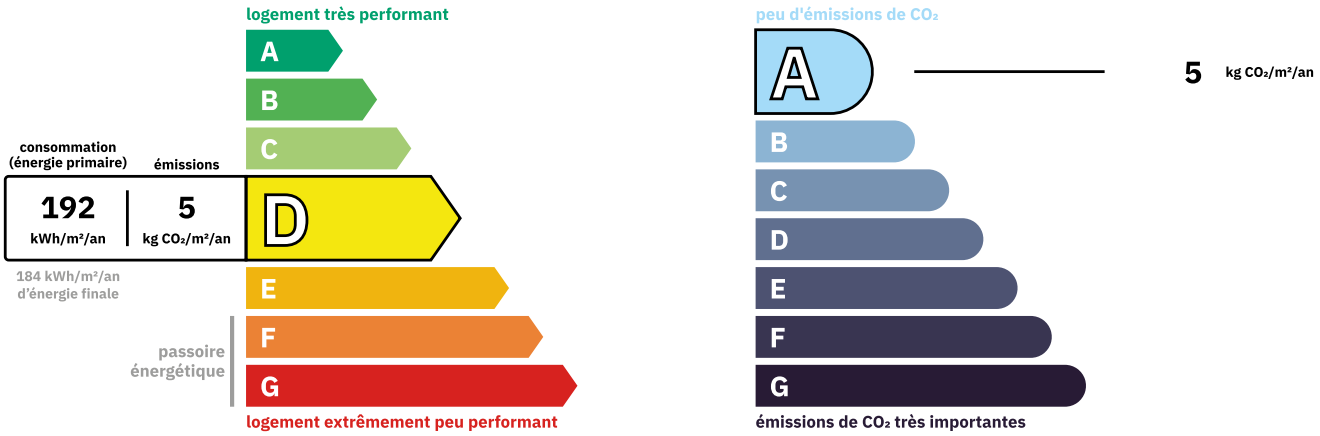
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



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 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

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FILE COMPLETE AND PHOTOS ON REQUEST

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