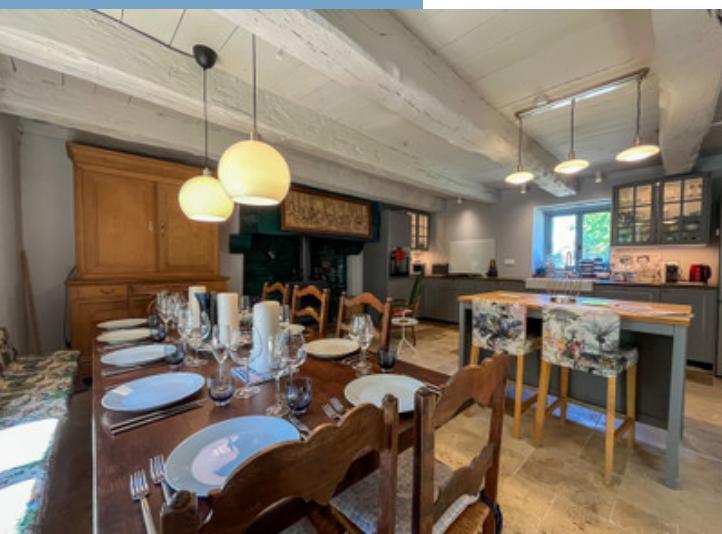




ENCHANTING 4-BED FARMHOUSE WITH 3 GÎTES,  
OUTBUILDINGS & HISTORIC RUINS IN A  
BEAUTIFUL GARDEN SETTING

ENCHANTING 4-BED  
FARMHOUSE WITH 3  
GÎTES, OUTBUILDINGS &  
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BEAUTIFUL GARDEN  
SETTING...



## PROPERTY FACT FILE

REFERENCE	A36597SIS35
PRICE	€ 725,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	4
ACCOMMODATION	365 m <sup>2</sup>
LAND	5608 m <sup>2</sup>
TOWN	Pontorson
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 17 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

ENCHANTING 4-BED FARMHOUSE WITH 3 GÎTES, OUTBUILDINGS & HISTORIC RUINS IN A BEAUTIFUL GARDEN SETTING...

Ref : A36597SIS35

Charming Countryside Retreat with Income Potential – Minutes from Mont-Saint-Michel

Imagine waking up to the sound of birdsong in the Breton countryside, sipping your morning coffee on a sun-drenched stone terrace, and

## DESCRIPTION

A Captivating Country Estate Near Mont-Saint-Michel – A Lifestyle, a Retreat, an Opportunity

Nestled in the serene Breton countryside, this enchanting estate lies just under 40km from the quaint village of Pleine-Fougères and only 17 km from the iconic Mont-Saint-Michel. Adding to its exceptional location, it is also conveniently close to Normandy's border — just 30 km from the historic town of Avranches and 70km from charming Pontorson, the gateway to Mont-Saint-Michel.

Tucked away in this peaceful heartland, the estate invites you to embrace a slower pace of life while tapping into one of France's most visited tourist regions. Whether you're dreaming of a family home, a gîte business, or a retreat centre, this property blends comfort, history, and location in perfect harmony.

Set on over half a hectare of beautifully landscaped gardens, the estate comprises a charming main house, three fully equipped gîtes, and multiple outbuildings — all surrounded by tranquil farmland and timeless views. With TGV access to Paris from nearby Dol-de-Bretagne (180km), ferry connections from Saint-Malo, and air links via Rennes, this hidden gem is more connected than you might think.

### A Home Full of Heart and Soul

The main residence offers spacious, character-filled interiors designed for both entertaining and peaceful living. From the warm, open-plan kitchen-diner with its wood-burning stove to the cosy TV lounge and versatile games room or office, the house is...



More Online :

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

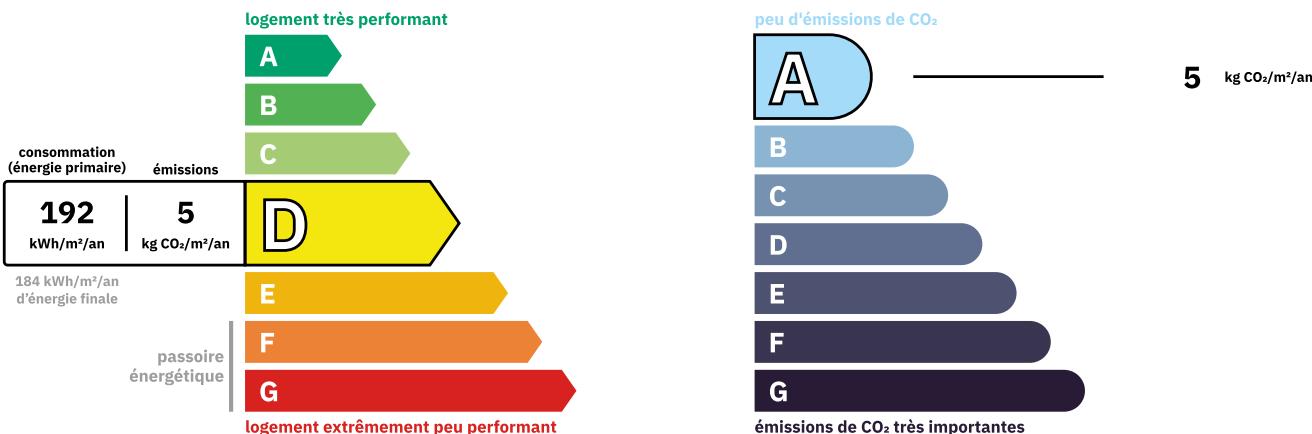
COMPLETE FILE AND PHOTO ON REQUEST

ENCHANTING 4-BED  
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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/>



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

## NOTICE

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

I: 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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