

PRESTIGIOUS BRITTANY ESTATE WITH HEATED POOL, PRIVATE LAKE, 4 BEDROOMS & OUTBUILDINGS NEAR DINAN & COMBOURG

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PROPERTY FACT FILE

REFERENCE	A43510SIS35
PRICE	€ 840,425 £ 0* *agency fees to be paid by the seller
BEDROOM	4
BATHROOM	2
ACCOMMODATION	276 m²
LAND	23960 m²
TOWN	Combourg
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Lake

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

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- Large 1 ha private lake with fish
- Heated pool 12.5×6.5 m with terrace
- Ground floor bedrooms (terrace access) & bathroom
- Large garage with workshop, office and games room
- Large home office with reading & sitting room

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Exclusive Country Retreat with Heated Pool and Private Lake in Brittany

Set in the picturesque countryside of Tinténiac and Hédé-Bazouges, this rare estate spans just under 2.4 hectares, with a shimmering pond,

DESCRIPTION

A Rare Country Estate with Heated Swimming Pool Between Rennes and Saint-Malo

Tucked away in the scenic countryside of Tinténiac and Hédé-Bazouges, this exceptional estate unfolds like a storybook setting, where sunlight dances across a shimmering pond and mature trees frame sweeping lawns. Set on just under 2.4 hectares, the property offers a rare combination of space, privacy, and elegance — yet it remains perfectly connected, lying between Rennes and Saint-Malo, and just minutes from the enchanting villages of Hédé-Bazouges, Becherel (8 km), Combourg (18 km), and the medieval jewel of Dinan (20 km).



As you approach the home, a sense of calm envelops you. Passing through the entrance, you are immediately welcomed into a sun-filled living space of nearly 46 m², warmed by a built-in fireplace and opening onto an inviting dining area that connects to a fully equipped kitchen with a separate pantry. The ground floor flows effortlessly, with three bedrooms opening directly onto the southwest-facing terrace — one featuring a private dressing room — alongside a family bathroom, separate WC, and practical laundry area, creating a perfect environment for life on a single level.

Upstairs, a luminous mezzanine becomes a quiet retreat. To the right, a large sun-filled bedroom overlooks the lake, leading to a private dressing room, toilet, and a bright bathroom with a Jacuzzi bath and dressing table — a private sanctuary within the home. To the left, three enfi...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A43510SIS35

COMPLETE FILE AND PHOTO ON REQUEST

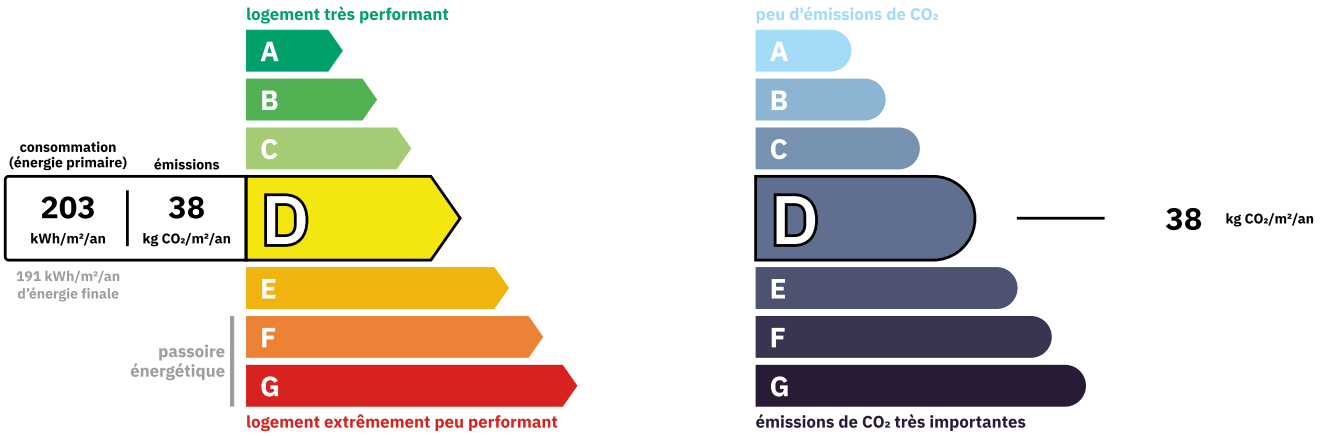
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 5250 € and 7170€ 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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