

Enchanting 4-Bed Farmhouse with 3 Gîtes, Outbuildings & Historic Ruins in a Beautiful Garden Setting

EXCLUSIVE



INFORMATION

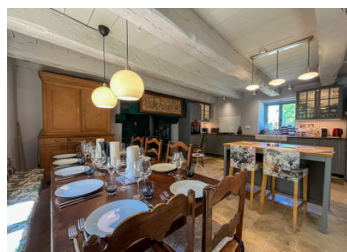
Town:	Pleine-Fougères
Department:	Ille-et-Vilaine
Bed:	6
Bath:	4
Floor:	365 m2
Plot Size:	5608 m2

IN BRIEF

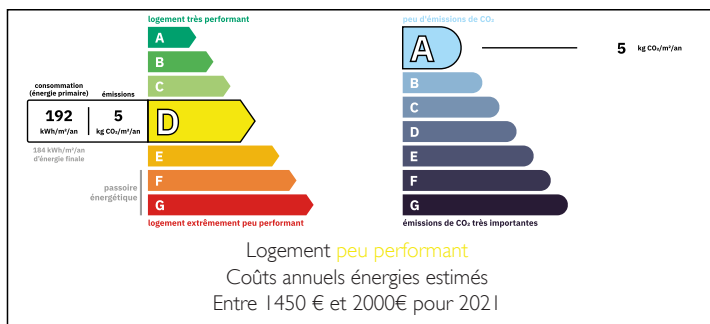
Charming Countryside Retreat with Income Potential – Minutes from Mont-Saint-Michel

Imagine waking up to the sound of birdsong in the Breton countryside, sipping your morning coffee on a sun-drenched stone terrace, and welcoming guests from around the world eager to explore one of France's most iconic destinations. This beautifully preserved property offers not just a home — but a lifestyle and business opportunity rolled into one.

Set just under 4 km from Pleine-Fougères, this idyllic estate lies 17 km from the legendary Mont-Saint-Michel, 18 km from Dol-de-Bretagne with TGV links to Paris, and within easy reach of Normandy — only 30 km from Avranches and 7 km from charming Pontorson. This peaceful estate includes a character-filled main house, three stylishly converted gîtes, a spacious barn, and the atmospheric ruins of a former 14th-century building



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe habitation: EUR

NOTES

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 4 km 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 7 km 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 (18 km), 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 full of charm. Upstairs, the luxurious principal suite with a roll-top bath and walk-in wardrobe offers a private retreat, while...