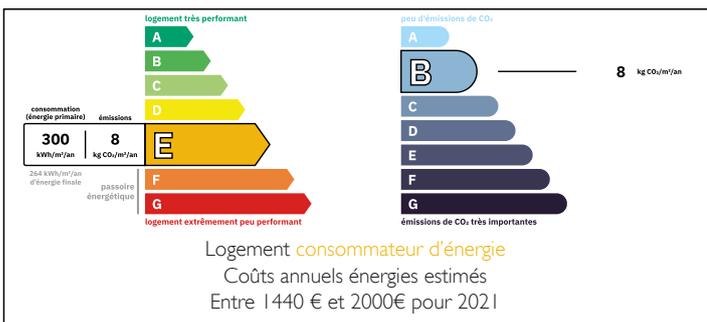


**SOLD - Charming 3-Bed Family Home in Peaceful Countryside with 2 Garages and Private Well – A Rare Find!**

**EXCLUSIVE**



## ENERGY - DPE



## INFORMATION

Town:	Combourg
Department:	Ille-et-Vilaine
Bed:	3
Bath:	1
Floor:	103 m <sup>2</sup>
Plot Size:	984 m <sup>2</sup>

## IN BRIEF

Charming 3-Bedroom Home in Peaceful Countryside near Combourg

Located 2 km from Bonnemain and under 7 km from Combourg, this lovely home offers rural calm with excellent access. Dol-de-Bretagne is 12 km away with TGV to Paris; St Malo is 34 km (ferries to UK/Channel Islands); Rennes is 52 km (airport to Paris, Gatwick, Amsterdam).

The house features a south-facing gated garden with a secure private well, ideal for relaxing or gardening. On the ground floor, there is a separate fitted kitchen and a spacious lounge with a dining area, perfect for family living or entertaining.

The first floor includes a large, bright bedroom and a bathroom with a south-facing window, plus a cosy landing with a fireplace and a wood burner, creating a warm and inviting space.

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.



## DESCRIPTION

Delightful 3-Bedroom Stone Home with Garden, Garages & Workshop Near Combourg and Dol-de-Bretagne

Just 2 km from the quaint village of Bonnemain and less than 7 km from the historic town of Combourg, this charming stone property perfectly combines peaceful rural living with convenient accessibility. Excellent transport options are close by: Dol-de-Bretagne (12 km) offers direct TGV trains to Paris; St Malo (34 km) provides ferry services to the Channel Islands and the UK; and Rennes (52 km) hosts an airport with flights to Paris, Gatwick, and Amsterdam. The popular tourist destination of Dinan is also nearby, just 25 km away.

The home boasts a south-facing, enclosed garden complete with a secure private well—ideal for enjoying sunny days in privacy. The ground floor features a separate, fully fitted kitchen and a large lounge area with dining space and a cozy wood burner.

On the first floor, you'll find a spacious, light-filled bedroom and a bathroom with a south-facing window. A warm and inviting landing area includes a fireplace with a second wood burner, perfect for relaxing throughout the seasons. Upstairs, two generously sized bedrooms offer flexibility for families, guests, or a home office.

Within the garden courtyard stands a sizeable outbuilding currently used for garden tool storage, which could easily be converted into a workshop. At the front of the house, there are two attached garages, both with loft spaces. The larger garage has sliding doors and is spacious enough to accommodate a campervan, with its loft already...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES