

## Charming Stone House with Garden & Gîte Space in Brittany – Perfect Family or Holiday Home

EXCLUSIVE



## INFORMATION

Town:	Sens-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	1241 m2

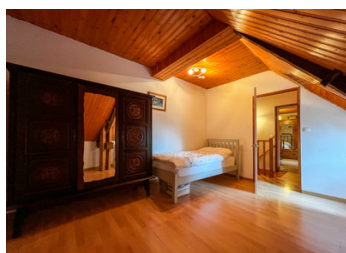
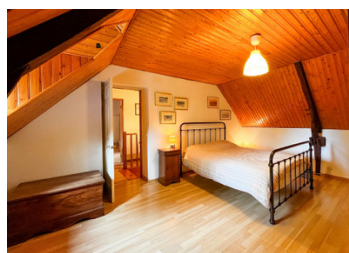
## IN BRIEF

Traditional French House Plus Gîte Opportunity – Rural Setting Near Combourg & Dol-de-Bretagne

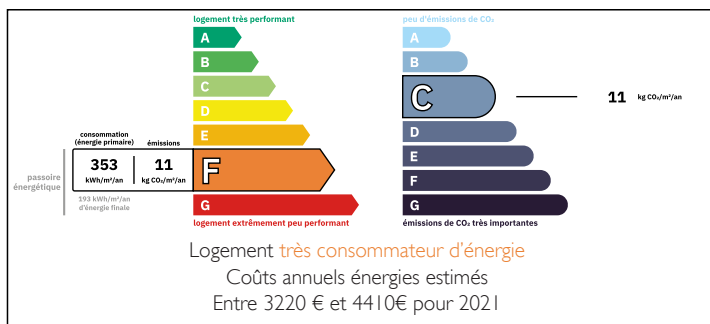
Escape to the French countryside with this beautiful property in Brittany, just 20 km from Combourg and 30 km from Dol-de-Bretagne with fast TGV links to Paris. Under 50 km from Rennes Airport (London, Paris, Amsterdam) and less than 60 km from Saint-Malo ferry, it offers excellent international access.

Enjoy a peaceful rural lifestyle with a south-facing garden and terrace for al fresco dining.

Inside, a welcoming kitchen-diner with wood-burning stove leads to a dining room, cosy lounge with wood burner and terrace access, three bedrooms, bathroom and flexible studio/atelier with potential to create gîte or ensuite bedroom.



## 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

Charming Rural Home with Gîte Potential for Sale in Brittany – Near Combourg, Dol-de-Bretagne & Saint-Malo

Discover this beautiful countryside home perfectly located in Brittany, France, just 20 km from Combourg and 30 km from Dol-de-Bretagne, where you can catch the TGV direct to Paris. With excellent international connections, the property is less than 60 km from the Saint-Malo ferry port and under 50 km from Rennes Airport, offering flights to London Gatwick, Paris, and Amsterdam. The nearest villages, Bazouges-la-Pérouse (7 km) and Sens-de-Bretagne (8.5 km), provide all essential amenities while keeping the property in a peaceful rural setting.

### Property Features

- \* Rural location with south-facing garden and terrace – perfect for enjoying long sunny afternoons.
- \* Gated entrance with secondary access, allowing for convenient parking or camper van entry.

### Spacious ground floor layout:

- \* Large kitchen-diner with a wood-burning stove, ideal for family gatherings.
- \* Separate dining room leading into a comfortable lounge with wood burner and direct access to the terrace.

### First floor:

- \* Generous master bedroom and a second bedroom.
- \* Bright landing leading to a light-filled bathroom.

### Flexible Additional Living Space

From the kitchen, a second section of the house can be accessed:

- \* Ground floor studio/atelier with direct access to the terrace – ideal for a creative workspace or conversion into a downstairs en-suite bedroom.
- \* Ground floor shower-room
- \* Upstairs large room, perfect as a home office,