

Combourg | Charming house, 205 m | Bed and breakfast | Terrace with jacuzzi | Peaceful and bright

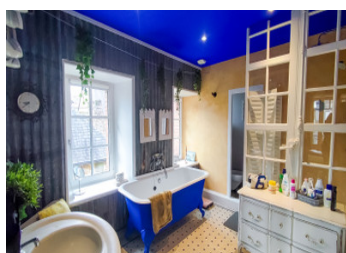


INFORMATION

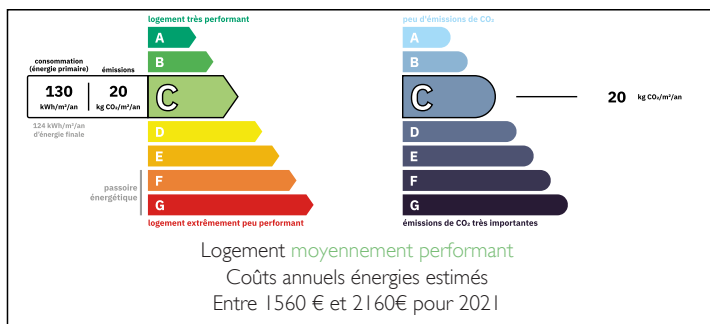
Town:	Combourg
Department:	Ille-et-Vilaine
Bed:	4
Bath:	4
Floor:	205 m ²
Plot Size:	0 m ²

IN BRIEF

LEGGETT Immobilier presents this elegant 19th-century property located in the heart of Combourg, completely renovated and offering authentic charm combined with modern comfort. The house comprises a welcoming entrance hall, a games room, a cosy living room with a wood-burning stove, a dining room and a separate kitchen equipped with a range cooker and a wine cellar. The upper floors feature four large, bright suites with en-suite shower rooms or bathrooms and WCs, a study that could be used as a bedroom or dressing room, and a laundry room. Outside, an enclosed garden, a patio with a jacuzzi and an outbuilding complete the property. Close to shops and the railway station, this property is a rare opportunity, ideal for running a bed and breakfast or welcoming family and friends in a peaceful and sought-after setting.

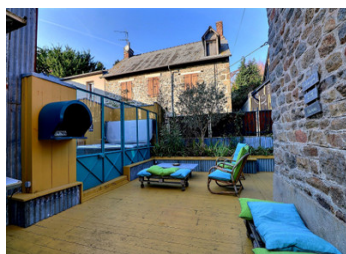
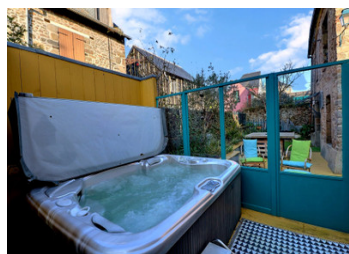


ENERGY - DPE



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.



DESCRIPTION

This property enjoys a particularly sought-after location, both quiet and central. Situated in the heart of Combourg, it benefits from an authentic environment characterised by its historic streets, preserved old buildings and close proximity to shops, restaurants, schools and services. The train station, just a few minutes away, provides quick access to Rennes or Saint-Malo, offering an ideal setting for those who wish to combine quality of life with mobility.

Completely renovated, this 19th-century residence combines character with contemporary amenities. The materials used, the generous volumes and the brightness of the rooms are testament to the high quality of the renovation. All the spaces have been optimised to ensure comfort, functionality and architectural coherence.

Currently operated as a bed and breakfast and holiday cottage, the property represents a turnkey opportunity to take over a successful tourist business. The four suites, all equipped with private shower rooms or bathrooms with WCs, ensure optimal accommodation capacity. An office adjoining the master suite offers additional layout possibilities, whether for a bedroom, a dressing room or a private space for the owners.

This property would also be ideal for residential use. Its spacious rooms, well-defined living areas and high-quality fixtures and fittings make it suitable as a luxury primary or secondary residence, offering comfort and tranquillity.

The outdoor areas are a notable asset in the heart of the city. The enclosed garden guarantees privacy and peace and quiet, while the patio with terrace and jacuzzi provides a welcome space for relaxation. The...

LOCAL TAXES

Taxe foncière: 1382 EUR

Taxe habitation: EUR

NOTES