

Elegant 4-Bedroom Maison de Maître in Brittany with Gîte Potential, Private Pond & Near Mont-Saint-Michel



INFORMATION

Town:	Combourg
Department:	Ille-et-Vilaine
Bed:	5
Bath:	5
Floor:	342 m ²
Plot Size:	7439 m ²



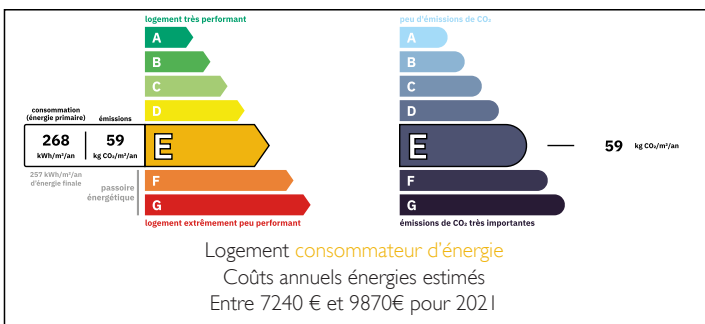
IN BRIEF

Luxury Maison de Maître with Gîte Potential in Trans-la-Forêt, Brittany

Elegant Maison de Maître in Trans-la-Forêt, Brittany, set in 7,500 m² of landscaped gardens with private pond, terraces, and peaceful outdoor spaces. The main house offers 270 m² with four ensuite bedrooms, while an independent one-bedroom gîte (72 m²) sits nearby. Original stone outbuildings have planning permission for three additional gîtes, partly started — perfect for holiday rentals, retreats, workshops, or boutique hospitality. Renovated to a high standard with bespoke oak joinery, fireplaces, and underfloor heating, blending period charm with modern comfort.

Conveniently located 15 km from Dol-de-Bretagne (TGV to Paris), 40 km from Saint-Malo ferry, 20 km from Combourg, 10 km from Pontorson, and 18 km from Mont-Saint-Michel. Village amenities 1.5 km.

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

Luxury Maison de Maître with Gîte & Boutique Hospitality Potential

Trans-la-Forêt, Brittany – Near Mont-Saint-Michel

Accessed via a private drive, this elegant wisteria-clad Maison de Maître offers refined country living in one of Brittany's most sought-after rural settings. Surrounded by approximately 7,500 m² of landscaped grounds with a private natural pond, shaded terraces and tranquil garden "rooms," the property combines timeless French character with modern comfort — an ideal lifestyle retreat with immediate income potential.

The main residence, extending to approximately 270 m², has been carefully restored, blending original architectural features with bespoke oak joinery, quality finishes and underfloor heating throughout the ground floor. The home is designed for both relaxed living and welcoming guests, with four beautifully appointed en-suite bedrooms that lend themselves perfectly to boutique bed-and-breakfast use.

Entering via the spacious kitchen with sitting area, a wood-burning stove creates a warm and inviting atmosphere for cozy evenings. Direct access leads to the rear gardens and terraces. Beyond, the main salon and dining room showcase the historic charm of the property, centered around a striking fireplace with wood burner — a natural gathering space for entertaining.

An original wooden staircase leads to the first-floor landing serving two generous suites. The principal bedroom overlooks the landscaped garden and private pond, featuring a luxurious en-suite bathroom with roll-top bath and separate walk-in shower. A large purpose-built storage wall creates a feature and ample wardrobe space. The second bedroom offers built-in storage and an equally refined en-suite with roll-top bath and...

LOCAL TAXES

Taxe habitation:

EUR

NOTES