

Detached Home Near Saint-Malo with Outbuildings, Garden & Great Potential – Ideal Family or Holiday Home



INFORMATION

Town:	Saint-Père-Marc-en-Poulet
Department:	Ille-et-Vilaine
Bed:	2
Bath:	1
Floor:	80 m ²
Plot Size:	888 m ²

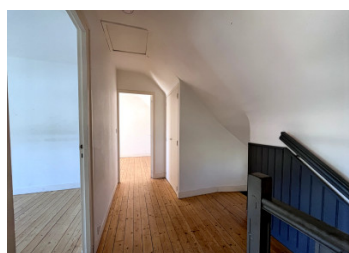
IN BRIEF

Coastal Home with Great Potential Near Saint-Malo

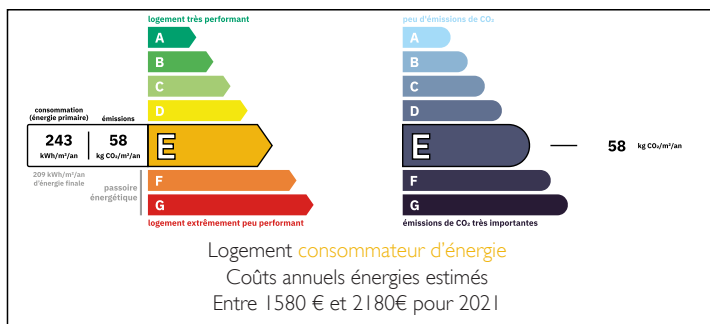
Detached house to renovate on an 888 m² private plot, ideally located close to Saint-Malo and the Emerald Coast.

The accommodation comprises a kitchen, living/dining room, separate shower room and WC on the ground floor, with two bedrooms, a study and a second WC upstairs. Numerous outbuildings include a utility room, independent office and a boiler room with loft above, offering excellent potential for extension or additional living space (subject to planning permission).

Ideal as a family home, holiday retreat or investment. Just 3 km from La Madeleine shopping centre, 4 km from Saint-Jouan-des-Guérets, 10 km from Saint-Malo, 11 km from the ferry port with sailings to the UK and Channel Islands, 9 km from the TGV

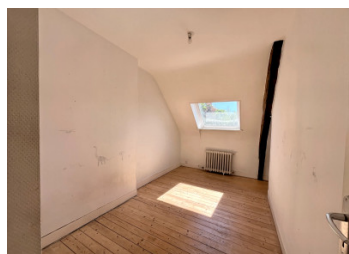


ENERGY - DPE



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

Renovation Opportunity Near Saint-Malo – Family Home or Holiday Retreat with Outbuildings and Development Potential

Ideally located just a few kilometers from the spectacular Emerald Coast and the historic port of Saint-Malo, this detached renovation project offers an excellent opportunity to create a spacious family home, an easy lock-up-and-leave holiday property or a long-term investment in one of Brittany's most sought-after locations.

Occupying a private 888 m² plot with no overlooking neighbours, the property enjoys a peaceful setting while remaining close to excellent transport links, shopping and coastal attractions. The house currently offers approximately 80 m² of accommodation, together with several useful outbuildings, providing exciting possibilities to enlarge the living space or create additional accommodation (subject to obtaining the necessary planning permission).

The accommodation comprises a kitchen, living/dining room, separate shower room and WC on the ground floor. Upstairs are two bedrooms, a study and an additional separate WC.

Outside, the property benefits from a utility room, an independent office ideal for working from home or hobbies, and a boiler room with an additional loft above, offering further storage or future conversion potential (subject to permissions).

For buyers wishing to create a larger family home, the generous plot and existing outbuildings provide excellent scope for extension and reconfiguration, allowing the property to evolve with your lifestyle.

Coastal Living with Outstanding Connections

This location perfectly combines peaceful country living with easy access to Brittany's coastline and major transport routes.

NOTES