LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A36597SIS35 Price: 686 400 EUR

agency fees included: 4 % TTC to be paid by the buyer (660 000 EUR without fees)

Character property with 8 bedrooms, main house and 3 gîtes near Dol-de-Bretagne & Mont-Saint-Michel







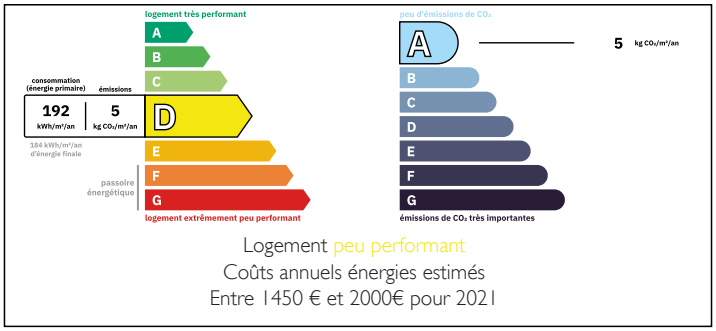








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1450 € et 2000€ pour 2021

INFORMATION

Town:	Dol-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	8
Bath:	7
Floor:	365 m2
Plot Size:	5608 m2

IN BRIEF

Character 8-Bed Property Near Dol-de-Bretagne & Mont-Saint-Michel

Beautiful stone property with a main house and three independent gîtes in peaceful countryside near Dol-de-Bretagne, approximately 25 km from Mont-Saint-Michel and 35 km from Saint-Malo. An ideal lifestyle property with established holiday rental potential and immediate income opportunities.

The property offers 8 bedrooms across 4 dwellings, combining comfortable family living with flexible accommodation for guests, retreats, or extended family. Perfect for living on-site while operating a ready-to-run gîte business.

Located in a high-demand tourism area with excellent access to Mont-Saint-Michel, Saint-Malo ferry port, the Brittany coast, Dol-de-Bretagne TGV station, and Rennes airport.

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.

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LOCAL TAXES

Taxe foncière:	**1870 EUR**

NOTES

DESCRIPTION

Character Property with 8 Bedrooms, 3 Gîtes & Income Potential Near Dol-de-Bretagne and Mont-Saint-Michel

Discover a rare lifestyle and business opportunity in the heart of Brittany's sought-after tourism region. Set within peaceful countryside close to Dol-de-Bretagne and the world-famous Mont-Saint-Michel, this beautiful stone property combines authentic French charm with an established, ready-to-run holiday rental business.

Offering a total of 8 bedrooms across a spacious main house and 3 independent gîtes, this exceptional property is ideal for buyers seeking a lifestyle change in France, a profitable tourism business, or a flexible multi-family home with income potential.

Perfectly positioned between Brittany and Normandy, the property benefits from excellent transport links, making it easily accessible from the UK, Paris, and across Europe.

A Ready-to-Move-In Lifestyle Property with Business Potential
Whether you dream of running gîtes in France, welcoming international guests, hosting retreats, or simply enjoying a slower pace of life surrounded by nature, this property offers the perfect balance between lifestyle and investment.

The three independent gîtes are fully operational and ready to generate immediate income, allowing new owners to move in and continue the business from day one.

The location is especially attractive for tourism, with year-round visitor demand driven by the proximity to:
* Mont-Saint-Michel
* Saint-Malo
* Cancale