LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40915SIS35 Price: 163 043 EUR

agency fees to be paid by the seller

UNDER OFFER Charming 2-Bed Character Home in the Heart of Brittany, Close to Dinan, Combourg & St Malo







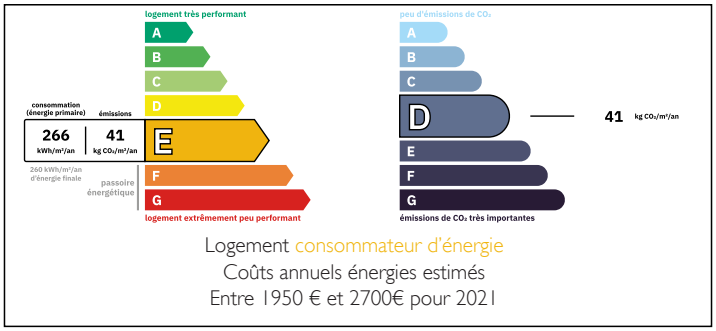








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1950 € et 2700€ pour 2021

INFORMATION

Town:	Combourg
Department:	Ille-et-Vilaine
Bed:	2
Bath:	2
Floor:	100 m2
Plot Size:	318 m2

IN BRIEF

UNDER OFFER
Lovely 2-Bedroom Home for Sale in Trévérien – Garden & Parking

Set in the heart of Trévérien, this traditional Breton home offers village life with the Canal d'Ille-et-Rance close by, ideal for walking and cycling. With a west-facing garden and private parking, it makes an appealing family home, holiday retreat or base for exploring Brittany.

The ground floor features a spacious kitchen and dining area with exposed beams and French doors opening onto the garden, plus a welcoming lounge, WC and useful storage room. Upstairs are two bedrooms, including a master with ensuite bathroom, a small additional room and a family bathroom, with wooden floors adding warmth.

Dinan is 16 km, Combourg 15 km and Saint-Malo

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.

Ref: A40915SIS35 Price: 163 043 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

UNDER OFFER
Tréverien Traditional 2-bedroom House with Garden – Near Canal d'Ille-et-Rance

Set in the heart of Trévérien, this traditional Breton home combines village living with easy access to the Canal d'Ille-et-Rance, making it a practical base for enjoying the countryside, coast and many of northern Brittany's attractions. With a west-facing garden and two bedrooms, it could suit a family, holiday home or second-home buyer.

A Great Base for Exploring Brittany
Trévérien is ideally placed for discovering some of Brittany's best-known towns, beaches and attractions. The historic medieval town of Dinan is just 16 km away, with its cobbled streets, half-timbered houses, riverside walks, cafés and restaurants. Combourg, around 15 km away, is known for its château and links with French writer Chateaubriand.

Head towards the coast and Saint-Malo is approximately 35 km away, where you can explore the impressive walled old town, enjoy long sandy beaches or watch the boats come and go from the harbour. The area around the Côte d'Émeraude offers numerous beaches and coastal walks to discover, while the spectacular Mont-Saint-Michel is also within easy reach for a memorable day trip.

For those travelling from the UK, Jersey or Guernsey, Saint-Malo's ferry connections make this a particularly practical location for a holiday home in Brittany. Dol-de-Bretagne TGV station is around 28 km away, providing an alternative way to arrive and explore the region, while Rennes Airport is approximately 45 km away.

Comfortable Village Living
Inside, the entrance hall leads to a downstairs...