LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A43510SIS35 Price: 840 425 EUR

agency fees to be paid by the seller

# Prestigious Brittany Estate with Heated Pool, Private Lake, 4 Bedrooms & Outbuildings Near Dinan & Combourg















## INFORMATION

| | |
|---|---|
| Town: | Combourg |
| Department: | Ille-et-Vilaine |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 276 m2 |
| Plot Size: | 23960 m2 |

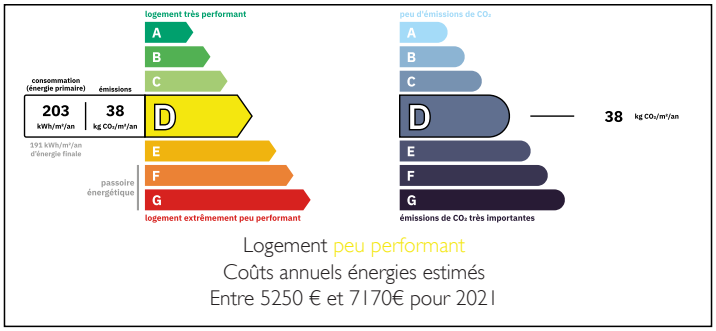
## IN BRIEF

Exclusive Country Retreat with Heated Pool and Private Lake in Brittany

Set in the picturesque countryside of Tinténiac and Hédé-Bazouges, this rare estate spans just under 2.4 hectares, with a shimmering pond, heated pool, and mature trees framing sweeping lawns, creating an idyllic setting for relaxation and outdoor living. The light-filled home offers 4 bedrooms, a fireplace, dining area, fully equipped kitchen, mezzanine, and versatile spaces for office or leisure. Outbuildings, wooden sheds, and a charming cabana complete the property. Only 25 km from Rennes Airport, 42 km from Saint-Malo ferry, and 20 km from TGV to Paris. Minutes from Hédé-Bazouges (1 km), Becherel (8 km), Combourg (18 km), and Dinan (20 km), close to castles and Brittany's cultural treasures.

Contact us today for more photos, 360° virtual tours, and to arrange your private viewing.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 5250 € et 7170€ pour 2021

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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# DESCRIPTION

A Rare Country Estate with Heated Swimming Pool Between Rennes and Saint-Malo

Tucked away in the scenic countryside of Tinténiac and Hédé-Bazouges, this exceptional estate unfolds like a storybook setting, where sunlight dances across a shimmering pond and mature trees frame sweeping lawns. Set on just under 2.4 hectares, the property offers a rare combination of space, privacy, and elegance — yet it remains perfectly connected, lying between Rennes and Saint-Malo, and just minutes from the enchanting villages of Hédé-Bazouges, Becherel (8 km), Combourg (18 km), and the medieval jewel of Dinan (20 km).

As you approach the home, a sense of calm envelops you. Passing through the entrance, you are immediately welcomed into a sun-filled living space of nearly 46 m², warmed by a built-in fireplace and opening onto an inviting dining area that connects to a fully equipped kitchen with a separate pantry. The ground floor flows effortlessly, with three bedrooms opening directly onto the southwest-facing terrace — one featuring a private dressing room — alongside a family bathroom, separate WC, and practical laundry area, creating a perfect environment for life on a single level.

Upstairs, a luminous mezzanine becomes a quiet retreat. To the right, a large sun-filled bedroom overlooks the lake, leading to a private dressing room, toilet, and a bright bathroom with a Jacuzzi bath and dressing table — a private sanctuary within the home. To the left, three enfilade rooms are set up as an office, reading room, and sitting room, offering flexible spaces for family,...

# NOTES