LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A43848SIS35 Price: 728 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (700 000 EUR without fees)

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















INFORMATION

Town:	Pontorson
Department:	Manche
Bed:	5
Bath:	5
Floor:	342 m2
Plot Size:	7439 m2

IN BRIEF

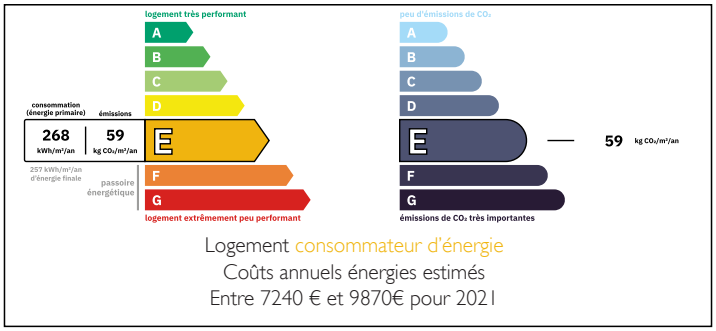
Luxury Maison de Maître with approximately 270 m² of living space, four en-suite bedrooms and a separate 72 m² one-bedroom gîte, set within 7,500 m² of landscaped gardens with a private pond.

Three stone outbuildings have planning permission for conversion into two one-bedroom gîtes and one two-bedroom gîte, offering scope to develop a boutique hospitality business.

The main house combines original architectural features with quality finishes, while the independent gîte is ready to rent.

With terraces, mature trees and peaceful surroundings, the property offers several possibilities, from an elegant family home with supplementary rental income to a larger guest accommodation project.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7240 € et 9870€ 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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LOCAL TAXES

Taxe foncière:	**2081 EUR**

NOTES

DESCRIPTION

Luxury Maison de Maître with Gîte and Boutique Hospitality Potential
Trans-la-Forêt, Brittany | Near Pontorson and Mont-Saint-Michel

Set behind a private drive in peaceful surroundings, this elegant wisteria-clad Maison de Maître combines historic charm, refined interiors and exciting hospitality potential. The main house offers approximately 270 m² of living space, with four en-suite bedrooms, alongside a separate 72 m² one-bedroom gîte and three stone outbuildings with planning permission for conversion into additional accommodation.

The property sits within approximately 7,500 m² of landscaped gardens, with a private pond, mature trees, terraces and secluded places to relax. Whether you are looking for a substantial family home, a property with holiday rental income or a larger guest accommodation project, the existing layout offers considerable flexibility.

An elegant home with space to welcome family and guests

The main residence has been carefully restored, retaining its original architectural features while incorporating bespoke oak joinery, quality finishes and underfloor heating throughout the ground floor.

The welcoming kitchen and sitting area form the heart of the home. A wood-burning stove creates a cosy atmosphere, while doors open directly onto the rear gardens and terraces, making it easy to enjoy the surroundings throughout the year.

Beyond the kitchen, the main salon and dining room offer a more formal reception space, centred around an impressive fireplace with a wood burner. Together, these rooms provide an attractive setting for everyday living and entertaining.