

4-bed family house in peaceful countryside with garden and terrace, ideal holiday home, near Épiniac

EXCLUSIVE



INFORMATION

Town:	Combourg
Department:	Ille-et-Vilaine
Bed:	4
Bath:	2
Floor:	168 m2
Plot Size:	1004 m2

IN BRIEF

Charming renovated country home in a peaceful rural setting, offering the perfect balance of tranquillity and accessibility.

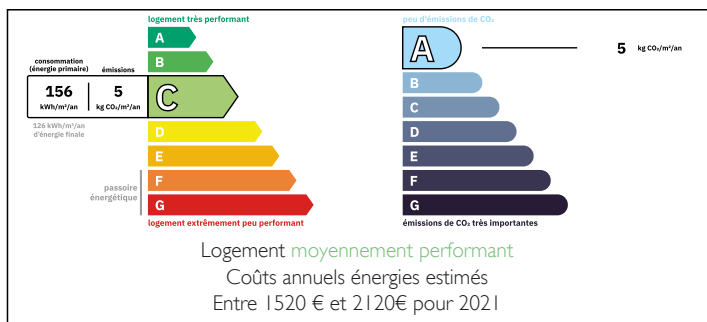
Located near Épiniac, just 10 km from Dol-de-Bretagne train station with direct TGV links to Paris, 30 km from St Malo ferry port and 55 km from Rennes Airport. Les Ormes Golf & Leisure Resort is approximately 10 km away.

The property includes a spacious lounge and a bright kitchen diner with wood-burning stove. The first floor offers two bedrooms, including one with en-suite shower room, a family bathroom, and a landing retaining original former fireplace features. The second floor provides two further large bedrooms.

Outside, there is a south-facing terrace ideal for relaxing or dining, along with an outbuilding,

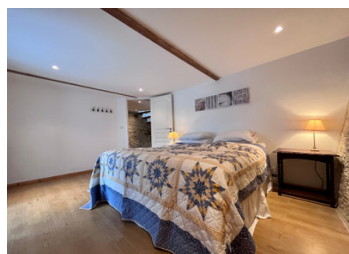


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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Renovated Rural Family Home with Easy Access to Paris, St Malo Ferry and Rennes Airport

Set in a peaceful countryside hamlet near Épiniac, this beautifully renovated home offers an ideal blend of rural living and excellent transport connectivity.

The property is conveniently located just 10 km from Dol-de-Bretagne train station, with direct high-speed links to Paris, making it perfectly suited for both permanent living and a lock up and leave holiday home.

The St Malo ferry port (approximately 30 km) and Rennes Airport (around 55 km) are also within easy reach, ensuring seamless travel to the UK and beyond.

For leisure, the popular Les Ormes Golf & Leisure Resort is approximately 10 km away, offering golf, spa and outdoor activities.

NOTES

Inside, the house has been tastefully renovated while retaining its character. The ground floor features a spacious lounge ideal for relaxing or entertaining, along with a generous kitchen diner with wood-burning stove, creating a warm and inviting heart to the home.

On the first floor, there are two well-proportioned bedrooms, including a main bedroom with en-suite shower room, as well as a family bathroom. The landing retains original features of the former fireplace, adding charm and character.

The second floor offers two further large bedrooms, providing plenty of space for family and guests.

Externally, the property benefits from a south-facing terrace, perfect for outdoor dining and enjoying the sunshine. A practical outbuilding, including a toilet, is currently used for storage and adds useful additional space.

At the bottom of the...