LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45139SIS35 Price: 276 600 EUR

agency fees to be paid by the seller

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







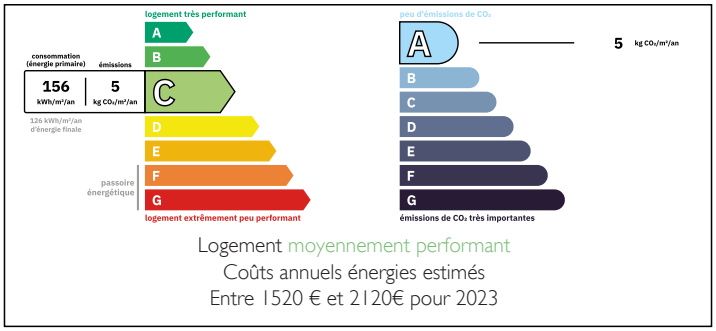








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1520 € et 2120€ pour 2023

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 near Épiniac, offering the perfect balance of tranquillity and accessibility.

The house has a spacious lounge, bright kitchen diner with wood-burning stove, four bedrooms, including one with en-suite shower room, and a family bathroom. Outside, a south-facing terrace provides a lovely space for relaxing or dining, while an outbuilding with toilet offers useful additional storage.

A two-bedroom mobile home at the bottom of the garden provides extra accommodation for family and friends or could be used as a home office.

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, this is an ideal main residence, second home or lock up and leave

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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NOTES

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 renovated country home combines rural tranquillity with excellent access to Dol-de-Bretagne, St Malo and Rennes. With four bedrooms, a south-facing terrace and additional accommodation in the garden, it offers flexibility as a main residence, second home or lock up and leave holiday home.

The property is conveniently located just 10 km from Dol-de-Bretagne train station, with direct high-speed links to Paris. The St Malo ferry port is approximately 30 km away and Rennes Airport around 55 km, making travel to the UK and beyond straightforward. For leisure, the popular Les Ormes Golf & Leisure Resort is approximately 10 km away, offering golf, spa and outdoor activities.

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...