

## Character Property with Three Independent Homes, Workshop and Income Potential in the Heart of Brittany



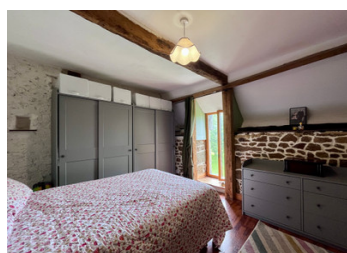
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Bazouges-la-Pérouse |
| Department: | Ille-et-Vilaine     |
| Bed:        | 5                   |
| Bath:       | 3                   |
| Floor:      | 245 m2              |
| Plot Size:  | 3247 m2             |

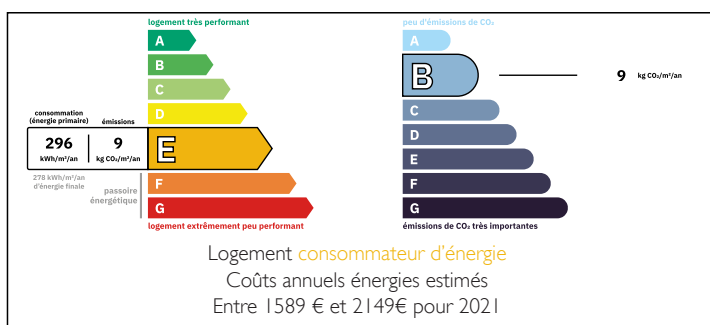
## IN BRIEF

3 Houses, Workshop & Gîte Business Potential Near Mont-Saint-Michel and Saint-Malo

Just 3 km from the picturesque village of Bazouges-la-Pérouse, this unique south-facing Brittany property comprises three independent houses, a large workshop/atelier, mature gardens and excellent income potential. Ideal for a lifestyle change, multi-generational living, holiday rentals or a gîte business, the property offers flexible accommodation including 6+ bedrooms, multiple reception areas and adaptable workspaces. The large workshop provides further development opportunities, while the beautiful garden features fruit trees and sunny outdoor living spaces. Conveniently located 15 km from Combourg, 20 km from Dol-de-Bretagne (TGV to Paris), 35 km from Mont-Saint-Michel and 50 km from Saint-Malo ferry port. A rare opportunity to enjoy the Brittany lifestyle while generating rental income in one of



## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

Character Property with Three Independent Homes, Workshop and Income Potential in the Heart of Brittany

Located in a peaceful rural hamlet just 3 km from the charming village of Bazouges-la-Pérouse, this unique south-facing property offers an exceptional lifestyle opportunity with three independent houses, a substantial workshop, mature gardens and excellent income potential.

Overlooking a large garden planted with fruit trees that provide welcome shade during the summer months, the property combines flexibility, privacy and development possibilities. Ideal as a family estate, multi-generational home, lifestyle business or holiday rental investment, it offers a rare combination of space and versatility in one of Brittany's most attractive regions.

### \* A Desirable Brittany Location \*

Bazouges-la-Pérouse is a picturesque Breton village known for its artistic community, historic character, cafés, restaurants, local shops and weekly market. Nearby, the Forest of Villecartier offers beautiful walking, cycling and outdoor recreation.

The property is ideally situated for exploring Brittany and Normandy, with excellent transport connections:

Bazouges-la-Pérouse – 3 km

Combourg – 15 km

Dol-de-Bretagne – 20 km

Mont-Saint-Michel – 35 km

Saint-Malo and ferry port – 50 km

Rennes Airport – 55 km

Dol-de-Bretagne provides TGV rail services to Paris, while ferry connections from Saint-Malo offer easy access to the UK.

### \* The Accommodation \*

#### MAIN HOUSE