

Traditional Stone House with Garden and Barn Near Combours, Dol-de-Bretagne and Domaine des Ormes



INFORMATION

Town:	Dol-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	1390 m2

IN BRIEF

Traditional 3-Bedroom Stone House with Garden, Terrace and Parking Near Dol-de-Bretagne

Attractive 3-bedroom stone house with an enclosed garden, partly covered terrace and a stone barn offering potential for conversion, subject to the necessary permissions.

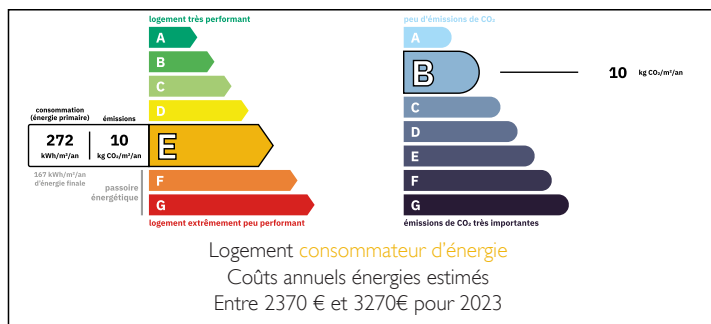
Set in a small hamlet between Dol-de-Bretagne and Combours, the house has an open-plan living and dining area with a fitted kitchen and wood-burning stove, three bedrooms, a family bathroom and a separate shower room.

Outside, the garden includes two small outbuildings and a shed, while the barn across the lane offers scope to create additional accommodation.

With Domaine des Ormes just 1 km away, local amenities within 8-9 km and easy access to



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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

Attractive 3-Bedroom Stone House with Garden and Terrace – Near Dol-de-Bretagne and Combourg

Located in a small hamlet between Dol-de-Bretagne and Combourg, this traditional Breton stone house offers three bedrooms, an enclosed garden, a partly covered terrace and an interesting opportunity to create additional accommodation in the former stone barn across the lane.

The ground floor features an inviting open-plan living and dining area with a fitted kitchen. The lounge area benefits from a wood-burning stove, creating a warm and welcoming space for everyday family life or relaxing after a day exploring the region. A handy storage area, WC with utility area complete the ground floor.

Upstairs, the landing leads to three bedrooms, including one with its own shower room and WC. A separate family bathroom with WC completes the accommodation.

Outside, the enclosed garden provides a setting for enjoying the outdoors. The terrace is partly covered, offering welcome shade on warmer days, while other areas of the garden enjoy sunshine throughout the day. Private parking adds everyday convenience. Two small outbuildings and an additional shed provide useful storage for garden equipment.

Across the hamlet lane, the former stone barn is a particularly interesting feature. Arranged over two levels and retaining its original fireplace, it offers potential for renovation and conversion into additional accommodation, perhaps a guest annexe or holiday rental, subject to the necessary planning permissions and building regulations.

The area offers plenty to explore, from the historic Château de Combourg, around 10 km away, to the spectacular Mont-Saint-Michel,...

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