



## Farm House, Guest Gite and Outbuilding near Mont-St-Michel



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 731,064.14

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bretagne
Postleitzahl:	35610
Veröffentlicht:	06.08.2025

#### Beschreibung:

REDUCED in price - A very beautiful property located 10 minutes from Mont-St-Michel and 30 minutes from Cancale and St Malo. Completely renovated in 2020, the property consists of a 250m<sup>2</sup> family house with 6 bedrooms, all with private bathrooms, a large 38m<sup>2</sup> living room with fireplace, a fitted and equipped kitchen, office and laundry room.

A completely independent 113m<sup>2</sup> Guest Gite, including 4 bedrooms, one of which is on the ground floor with disabled access.

Three stone outbuildings with a floor area of 150m<sup>2</sup> with the possibility of converting 2 additional gites (permit granted).

The enclosed land (electric gate - videophone) represents approximately 5,300m<sup>2</sup> with a well.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.



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The department of Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5 miles west of Dinard and includes the rocky Cote d'Émeraude and the Rance River estuary where the towns of Saint-Malo and Dinard are located.

Rennes, the department's capital, is located centrally and is situated on the Ile et Rance Canal which connects the north flowing Rance river with the Vilaine river that flows south-westerly into the Atlantic.

Oysters are still cultivated along the coast near Cancale but as the fishing industry has declined, the coastal resorts have become important tourist destinations.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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Zustand: Gut

### **Allgemein**

Schlafzimmer: 10  
Badezimmer: 8  
Grundstücksgröße: 5300 m<sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX7.400.801



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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