



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



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 731,064.14

### Location

Country:	France
State/Region/Province:	Brittany
ZIP code:	35610
Posted:	Aug 06, 2025

### Description:

**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.

The department of Ile-et-Vilaine's coastline heads westward from Mont-Saint-Michel to an estuary 5



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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 Ille 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.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

Condition: Good

### **Common**

Bedrooms: 10  
Bathrooms: 8  
Lot Size: 5300 sq m

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.400.801



IMLIX

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