

Elegant 4-Bedroom Maison de Maître in Brittany with Gîte Potential, Private Pond & Near Mont-Saint-Michel



INFORMATION

Town:	Dol-de-Bretagne
Department:	Ille-et-Vilaine
Bed:	5
Bath:	5
Floor:	342 m2
Plot Size:	7439 m2



IN BRIEF

Luxury Maison de Maître with Gîte Potential in Trans-la-Forêt, Brittany

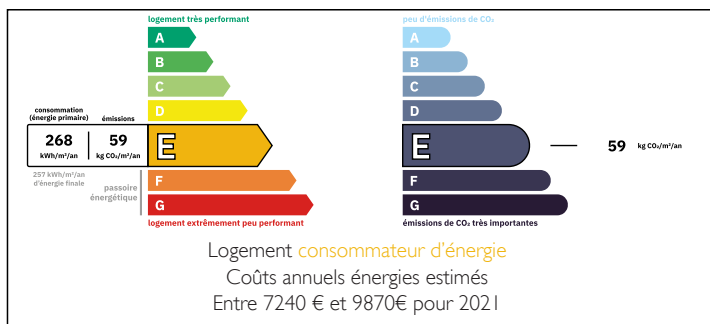
Elegant Maison de Maître in Trans-la-Forêt, Brittany, set in approximately 7,500 m² of landscaped gardens with a private pond, terraces and peaceful outdoor spaces.

The main house offers approximately 270 m² with four en-suite bedrooms, while an independent 72 m² one-bedroom gîte is ready to rent.

Three original stone outbuildings also benefit from planning permission for three further gîtes, with initial work already started and drainage installed.

Carefully renovated with original character, bespoke oak joinery, fireplaces and underfloor heating, the property offers an exceptional private home with immediate income potential and scope for a

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.



DESCRIPTION

Luxury Maison de Maître with Gîte & Boutique
Hospitality Potential

Trans-la-Forêt, Brittany – Near Mont-Saint-Michel

Set behind a private drive in the peaceful countryside of Trans-la-Forêt, this elegant wisteria-clad Maison de Maître combines the character of a historic French home with the comfort and flexibility needed for modern living. With approximately 7,500 m² of landscaped gardens, a private pond, an independent gîte and planning permission for three more, it offers both a beautiful home and genuine potential for guest accommodation or a small hospitality business.

The main residence extends to approximately 270 m² and has been carefully restored, retaining its original architectural features while introducing bespoke oak joinery, quality finishes and underfloor heating throughout the ground floor. With four en-suite bedrooms, the house is equally suited to private family living or welcoming guests.

Entering through the spacious kitchen with sitting area, a wood-burning stove creates a warm and inviting space for everyday life and cosy evenings. Doors lead directly to the rear gardens and terraces. Beyond the kitchen, the main salon and dining room retain the historic charm of the house, centred around a striking fireplace with wood burner and providing a natural gathering space for entertaining.

An original wooden staircase leads to the first-floor landing, serving two generous bedroom suites. The principal bedroom overlooks the landscaped garden and private pond and has a luxurious en-suite bathroom with roll-top bath and separate walk-in shower. A large purpose-built storage wall provides both a useful wardrobe area and an attractive feature....

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