



SOUTH BRITTANY BORDER – GITE COMPLEX – 5 PROPERTIES INCLUDING DETACHED OWNER'S HOUSE – SLEEPS UP TO 22!



PROPERTY FACT FILE

REFERENCE	A27693PV44
PRICE	€ 598,500 £ 507,259* *agency fees included: 5 % TTC to be paid by the buyer (570 000 EUR hors honoraires)
BEDROOM	13
BATHROOM	8
ACCOMMODATION	345 m ²
LAND	8253 m ²
TOWN	Massérac
DEPARTMENT	Loire_Atlantique
LOCATION	Hamlet property
TYPE	Ensemble de Gîtes
CONDITION	
FEATURES	Mains Drains, Walking distance to shops, Private parking

*Price based on current exchange rate which is subject to change



- Business Potential !
- Beautiful Rural setting
- All properties linked to mains drains!
- No works needed. Move in and enjoy and Earn !
- Gites sold fully equipped

SOUTH BRITTANY
BORDER – GITE COMPLEX
– 5 PROPERTIES
INCLUDING DETACHED
OWNER'S HOUSE – SLEEPS
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I am delighted to present this complex of properties comprising a beautiful pair of characterful stone farmhouses, divided into 4 independent gîtes plus the owner's house built in 2012. Nestled in a peaceful hamlet on 8,253 sqm of land on the border of Southern Brittany & the Loire-Atlantique. The local village is a short walk,

DESCRIPTIF

Rare opportunity ! In a tranquil location, a short walk/cycle from the extensive tow-path of the Vilaine river. This complex offers you a stunning, comfortable home with glorious views and a ready to go successful business with advance bookings already in place for this coming summer. Situated in more than 8000m² of private land. Each gîte has its own private, secluded gardens. This is an oasis of rural charm. The surrounding countryside offers endless opportunities for walking and cycling, fishing and golfing. The famous Golf 18 holes de la Bretesche 30 mins drive away.

MAIN HOUSE Owners (93 m²)

Superb 2 bedroom detached house built in 2012.

Ground floor:

Large kitchen / diner (50 m²) with integral dishwasher, connections for gas and electric cookers.

Lounge with freestanding log burner and double doors leading to large wood terrace overlooking private garden of more than 1 acre and views beyond.

Double bedroom (10 m²) with fitted wardrobes.

Bathroom comprising toilet, large corner shower and sink.

First Floor:

Large double bedroom (22m²) with range of sliding door wardrobes.

Study/office (easily converted to 3rd bedroom) with views of gardens and valley beyond.

Bathroom with toilet, large walk in shower, corner bath and sink.

Outside:

Workshop

Private gardens approx 5000 sqm

Cottage 1 (86m²) (4 bedrooms, 3 bathrooms, sleeps 9) Upside down layout

FIRST FLOOR

Comfortable lounge with log burner

Dining area with double doors leading onto a large balcony

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27693PV44>

COMPLETE FILE AND PHOTO ON REQUEST

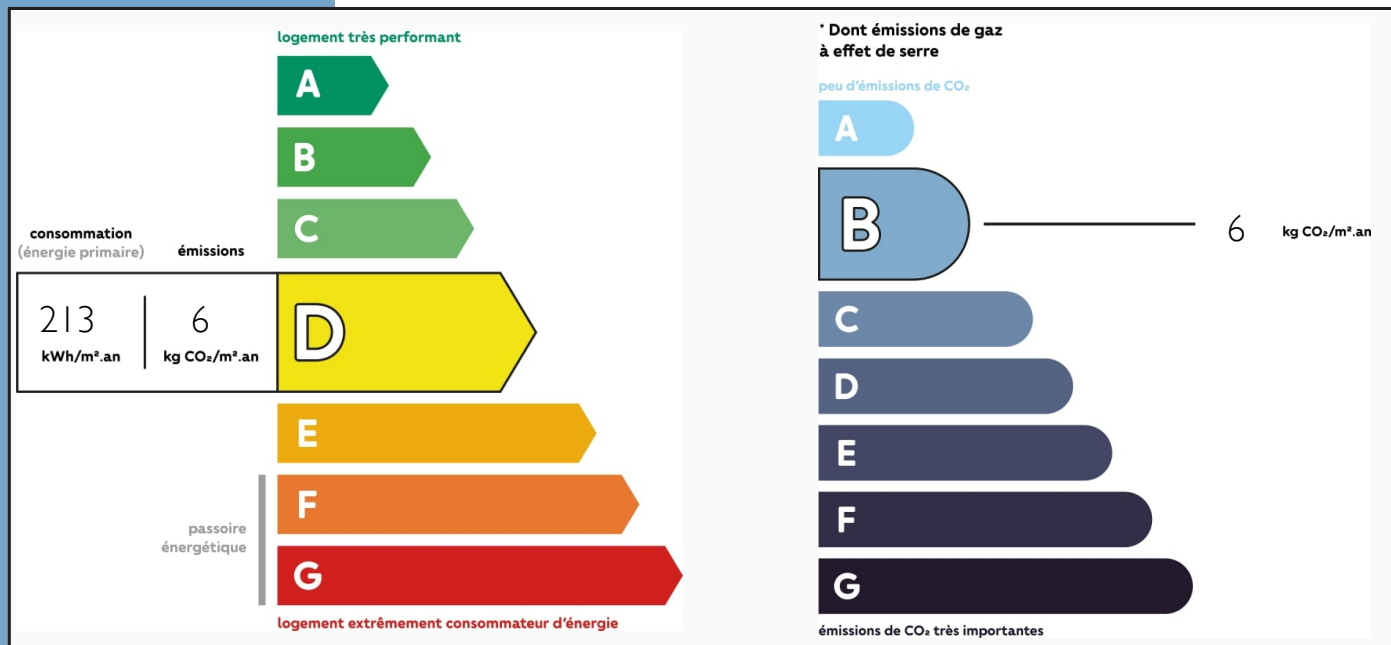


SOUTH BRITTANY BORDER –
GITE COMPLEX – 5
PROPERTIES INCLUDING
DETACHED OWNER'S HOUSE
– SLEEPS ...

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A27693PV44
FILE COMPLETE
AND PHOTOS
ON REQUEST

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