



A SPECTACULAR 8 BEDROOM HOME ON THE  
POPULAR NANTES-BREST CANAL, CURRENTLY  
RUNNING AS A SUCCESSFUL B&B



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PROPERTY FACT FILE	
REFERENCE	A29155MCW22
PRICE	€ 559,000 £ 472,651* <small>*agency fees included: 5 % TTC to be paid by the buyer (530 000 EUR hors honoraires)</small>
BEDROOM	8
BATHROOM	7
ACCOMMODATION	417.73 m <sup>2</sup>
LAND	3465 m <sup>2</sup>
TOWN	Rostrenen
DEPARTMENT	Cotes_d_Armor
LOCATION	
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Swimming Pool, Garage, Private parking
<small>*Price based on current exchange rate which is subject to change</small>	



- Location
- Currently a B&B
- No work needed
- Indoor pool
- Self-contained flat on 1st floor

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A rare opportunity to buy a magnificent home on the Nantes-Brest canal. With eight bedrooms, seven bathrooms, a terrace, indoor pool and a self-contained apartment, this can be an imposing family home or continue to be run as a successful business. Minutes from Rostrenen and Carhaix, but nestled in a tranquil setting, this is the

## DESCRIPTIF

Double gates lead down a generous driveway and to the main entrance, which gives onto a light and airy hallway with access to the large living room (25m<sup>2</sup>), fully-fitted kitchen (29m<sup>2</sup>), dining room (17m<sup>2</sup>), indoor pool (100m<sup>2</sup>) and terrace.

Returning to the hallway, a staircase leads to the first floor, comprising a self-contained apartment: two double bedrooms, both en-suite (9m<sup>2</sup> and 10m<sup>2</sup>), a living/dining area (23m<sup>2</sup>) and kitchen (9m<sup>2</sup>), a triple bedroom divided into: a double (10m<sup>2</sup>), a single (5m<sup>2</sup>) and en-suite shower room (3m<sup>2</sup>), a family suite comprising two double rooms and a shower room with WC (12m<sup>2</sup>, 8m<sup>2</sup> and 4m<sup>2</sup> respectively) and a study/storage room (10m<sup>2</sup>).

On the next floor is a triple bedroom divided again into a double, a single and a shower room with WC, and two double bedrooms with en-suite shower room and WC.

Outside, the terrace leads from the indoor pool to the mature garden with vines and fruit trees, aswell as play areas, bicycle storage, garage and parking.

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

More Online :  
<https://leggettprestige.com/luxury-property-for-sale/view/A29155MCW22>

COMPLETE FILE AND PHOTO ON REQUEST

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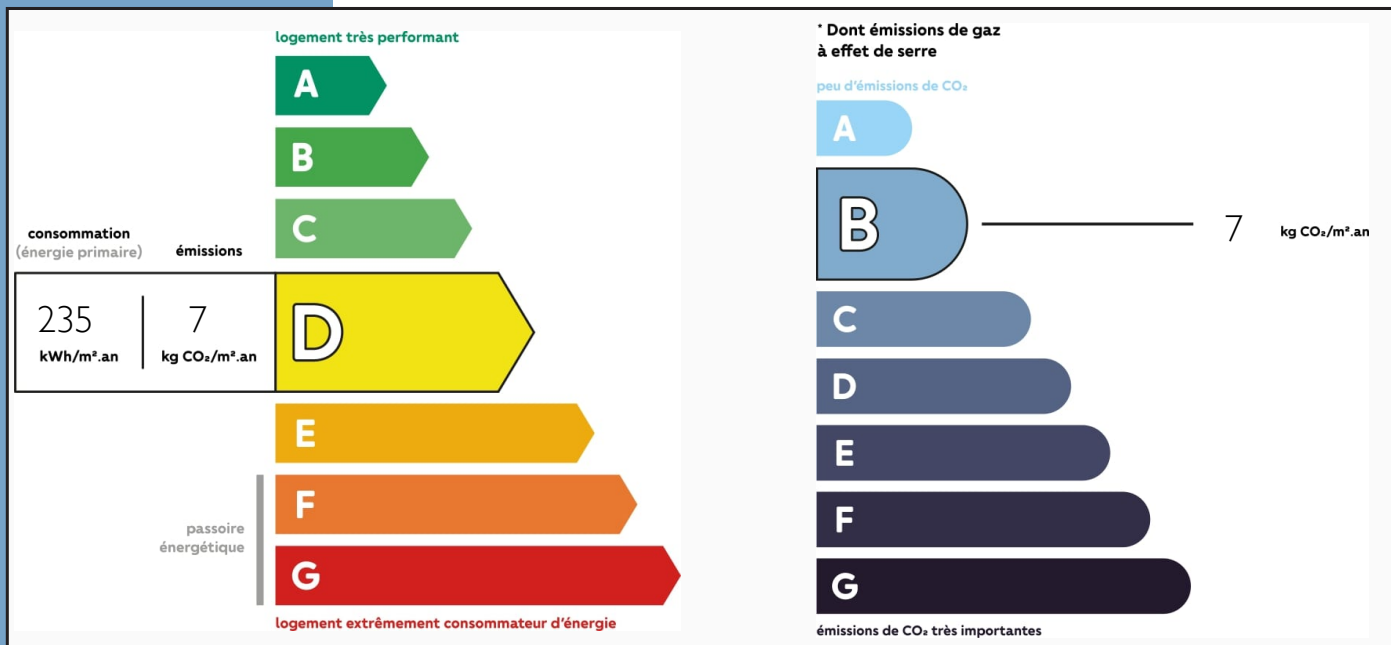


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## ENERGIE-DPE



## NOTICE

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## CONTACT

Réf :A29155MCW22  
FILE COMPLETE  
AND PHOTOS  
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