



LUXURY COUNTRY HOUSE, MILL & LAKE. 8 BEDS.  
9 BATHROOMS. 3 LOUNGES & 3 KITCHENS.  
POTENTIAL B&B / GÎTE BUSINESS.

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HOUSE, MILL & LAKE. 8  
BEDS. 9 BATHROOMS. 3  
LOUNGES & 3 KITCHENS.  
POTENTIAL B&B / GÎT...



PROPERTY FACT FILE	
REFERENCE	A32420PH56
PRICE	€ 736,400 £ 612,722* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	277 m <sup>2</sup>
LAND	8946 m <sup>2</sup>
TOWN	Vannes
DEPARTMENT	Morbihan
LOCATION	
TYPE	
CONDITION	
FEATURES	Lake, Garage, Private parking
*Price based on current exchange rate which is subject to change	



- Stunning, private surroundings & enclosed grounds
- Potential gîte / hotel / B&B or luxury family home
- 15 minutes from Vannes yet a tranquil spot
- Character galore - mill, wooded grounds & lake
- Individual, flexible layout & a quality renovation

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A prestigious country estate, now a family home, also the ideal venue for a commercial venture.

Just 15kms from Vannes and the Gulf of Morbihan, this impressive property boasts a 19th century flour mill and cider press. A hectare of

## DESCRIPTIF

### FIRST FLOOR

Bedroom 1 with ensuite shower room comprising shower cubicle, sink & WC 14 m<sup>2</sup>

Bedroom 2 with ensuite shower room comprising shower, sink & vanity unit & WC 11.5 m<sup>2</sup>

Large mezzanine overlooking the reception room below currently acting as a lounge area 28 m<sup>2</sup>

### SECOND FLOOR – SELF-CONTAINED STUDIO APARTMENT 18 m<sup>2</sup>

Open plan double bedroom

Open plan kitchenette

WC & hand basin

Shower

Storage area

ADJOINING HOUSE accessible via an internal door

### GROUND FLOOR

Sitting-dining room with woodburner. This room has 2 glass panelled doors which open onto a raised, enclosed wooden decking area. 22 m<sup>2</sup>

Overlooking open plan, fully equipped kitchen

Utility room with door leading out to the rear of the property where there is a private area 4 m<sup>2</sup>

Bedroom 4 11 m<sup>2</sup>

Shower room (servicing bedroom 4) with shower, WC, sink & vanity unit & heated towel rail 6 m<sup>2</sup>

Bedroom 5 10 m<sup>2</sup>

Ensuite bathroom with both bathtub & separate shower, WC, sink & vanity unit 6m<sup>2</sup>

### FIRST FLOOR

Corridor with under eave storage

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32420PH56>

COMPLETE FILE AND PHOTO ON REQUEST

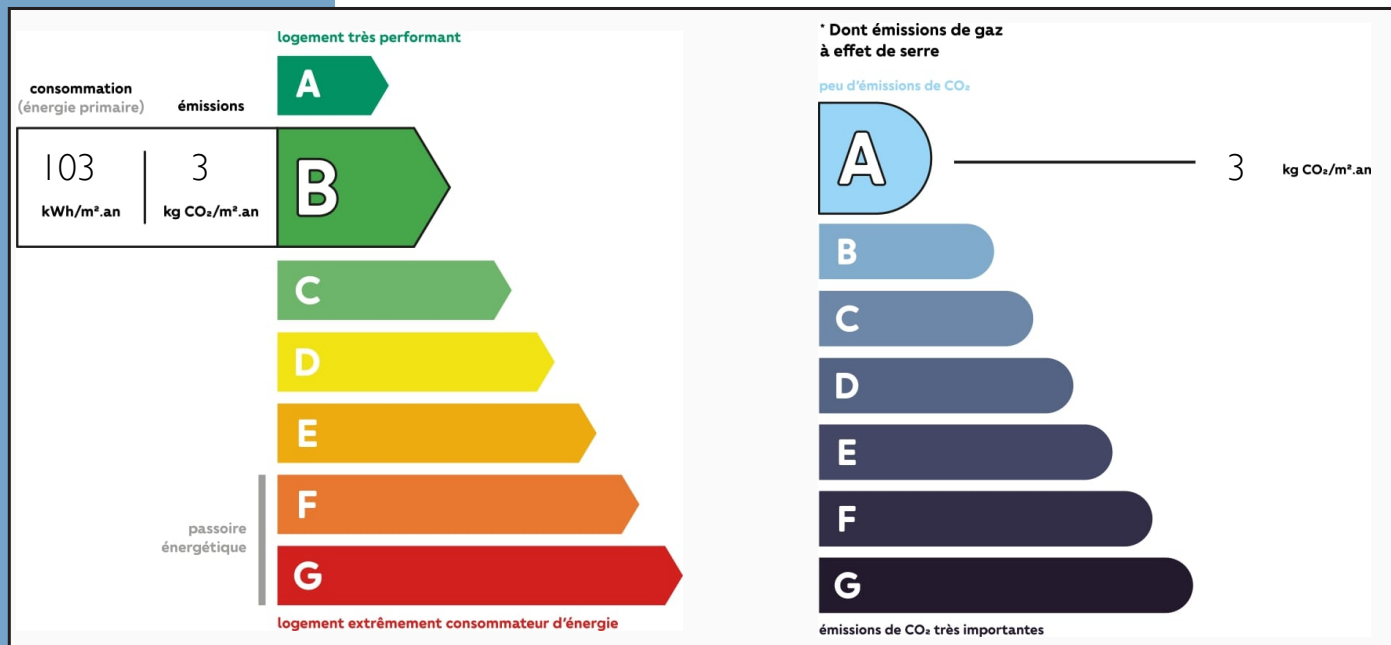


LUXURY COUNTRY HOUSE,  
MILL & LAKE. 8 BEDS, 9  
BATHROOMS, 3 LOUNGES &  
KITCHENS, POTENTIAL B&B /  
GÎT...

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## ENERGIE-DPE

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



## NOTICE

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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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