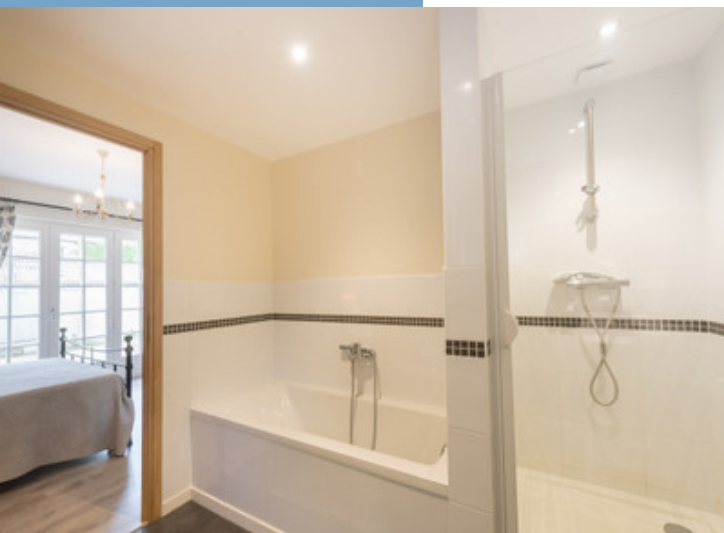




LUXURY COUNTRY HOUSE, MILL & LAKE. 8 BEDS.  
9 BATHROOMS. 3 LOUNGES & 3 KITCHENS.  
POTENTIAL B&B / GÎTE BUSINESS.



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



PROPERTY FACT FILE	
REFERENCE	A32420PH56
PRICE	€ 736,400 £ 609,445* <small>*agency fees to be paid by the seller</small>
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
<small>*Price based on current exchange rate which is subject to change</small>	



- 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

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

Ref : A32420PH56

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

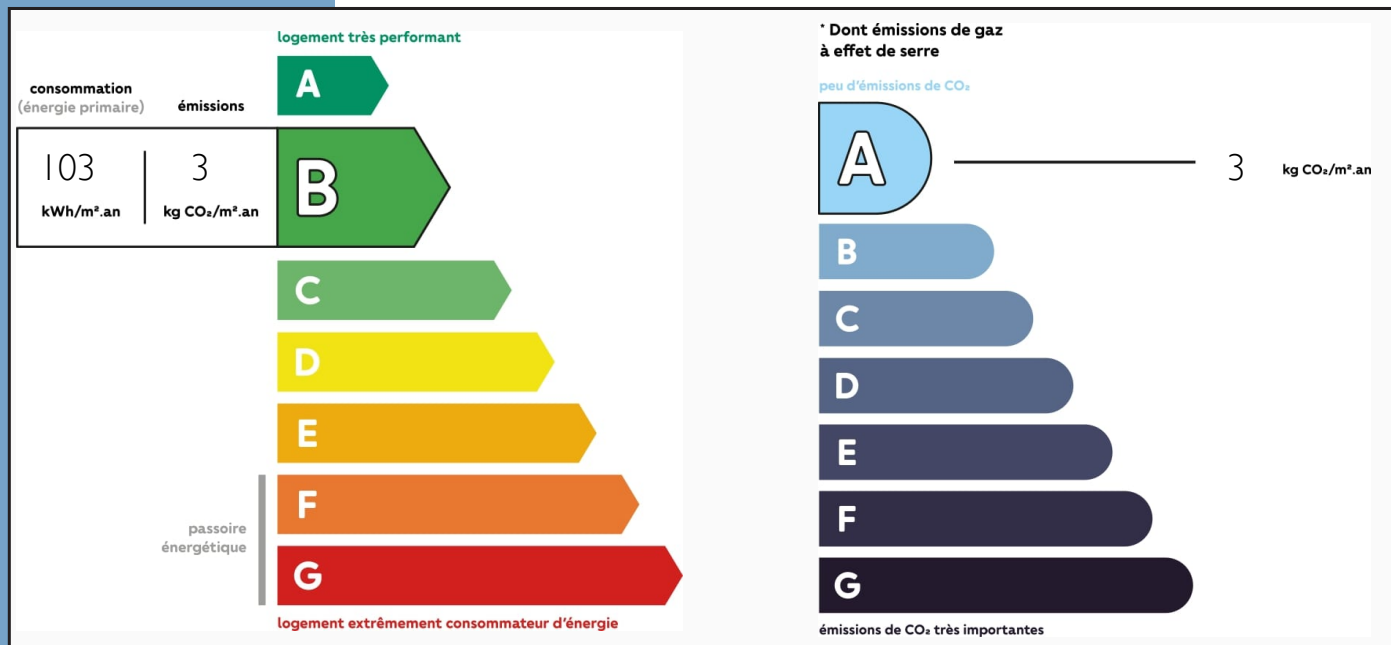


LUXURY COUNTRY HOUSE,  
MILL & LAKE. 8 BEDS, 9  
BATHROOMS, 3 LOUNGES &  
KITCHENS, POTENTIAL B&B /  
GÎT...

Ref : A32420PH56

## 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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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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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 :A32420PH56  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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