LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



# A REALLY SPECIAL 8 BEDROOM HOME ON THE POPULAR NANTES-BREST CANAL, FORMERLY A SUCCESSFUL B&B

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## PROPERTY FACT FILE

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|---|---|
| REFERENCE | A29155MCW22 |
| PRICE | € 399,000<br>£ 0*<br>*agency fees included: 5 % TTC to be paid by the buyer (379 000 EUR hors honoraires) |
| BEDROOM | 8 |
| BATHROOM | 7 |
| ACCOMMODATION | 418 m² |
| LAND | 3465 m² |
| TOWN | Rostrenen |
| DEPARTMENT | |
| LOCATION | |
| TYPE | Maison de Vacances, Bed and Breakfast, House |
| CONDITION | |
| FEATURES | Swimming Pool, Garage, Private parking |

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





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- Location
- Formerly 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

# DESCRIPTION

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 (25m²), fully-fitted kitchen (29m²), dining room (17m²), indoor pool (100m²) and terrace.

Returning to the hallway, a staircase leads to the first floor, comprising a self-contained apartment: two double bedrooms, both en-suite (9m² and 10m²) , a living/dining area (23m²) and kitchen (9m²), a triple bedroom divided into: a double (10m²), a single (5m²) and en-suite shower room (3m²), a family suite comprising two double rooms and a shower room with WC (12m², 8m² and 4m² respectively) and a study/storage room (10m²).



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.

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

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

COMPLETE FILE AND PHOTO ON REQUEST

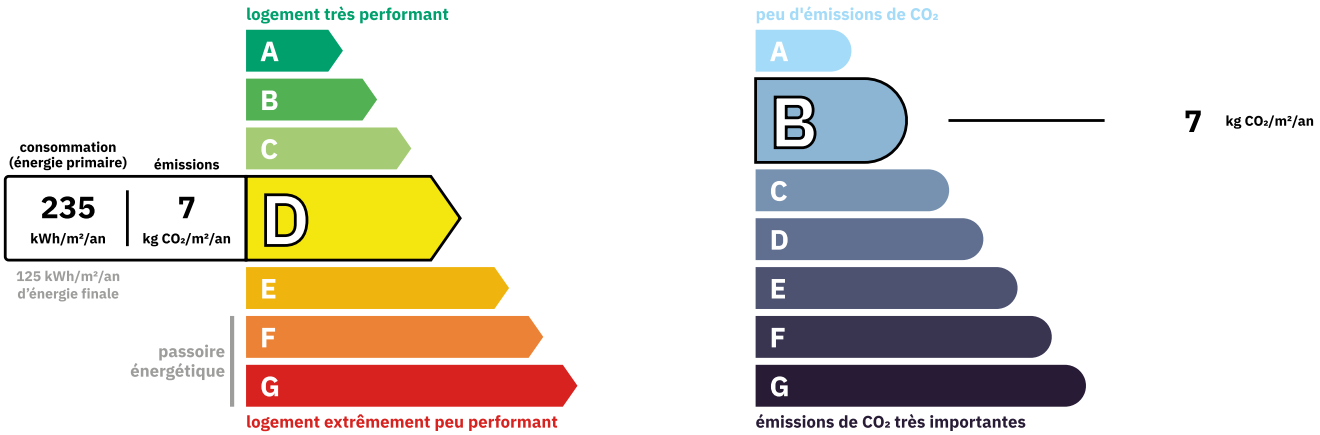
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# ENERGIE-DPE




Property Poorly efficient
Estimated annual energy costs
between 5300 € and 7230€ for 2021

# 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.

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# CONTACT

**Réf :A29155MCW22**
FILE COMPLETE AND PHOTOS ON REQUEST


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