



CHARMING 17TH-CENTURY MILL WITH B&B,
GLAMPING & EVENT SPACE – NEAR SAINT-MALO
& DINAN (SET IN A 3HA PARK)

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(SET IN A 3H...



PROPERTY FACT FILE	
REFERENCE	A38355SIS35
PRICE	€ 1,865,195 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	0 m ²
LAND	26940 m ²
TOWN	Mesnil-Roc'h
DEPARTMENT	
LOCATION	Isolated
TYPE	Gîtes, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Lake
*Price based on current exchange rate which is subject to change	



- Existing business with potential to expand
- Heated pool, jacuzzi, wellness area
- 4 B&B rooms + 8 glamping units
- Event marquee for up to 130 guests
- Commercial lease and goodwill sold separately

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Ever dreamt of running your own B&B and glamping site in France?
Look no further!

Set in the heart of Romantic Brittany, just 25 minutes from Saint-Malo,
this beautifully restored 17th-century water mill is nestled within a

DESCRIPTIF

A Remarkable 17th-Century Water Mill Estate in Romantic Brittany –
A Turnkey B&B, Glamping & Event Venue

As you drive up the long, tree-lined driveway, a serene and idyllic
setting unfolds before you. To your right, the calm waters of a private
pond shimmer under the sky, reflecting the surrounding greenery. To
your left, nestled among mature trees, are charming treehouses and
the historic main house.

The welcoming atmosphere is enhanced by a hedged parking area
discreetly positioned to provide ample spaces for visitors without
detracting from the estate's natural beauty or interrupting the perfect
photo opportunities.

Passing the elegant dining room and the beautifully preserved
waterwheel, you step into the reception area — a warm, inviting
space furnished as a cosy sitting room. The centrepiece is an open
fireplace that promises welcoming warmth and comfort, making it a
perfect spot to greet guests or unwind after a day's activities.

A staircase leads down to a vaulted wine cellar, situated directly
opposite a private bar and games room. This lower level offers guests
a social space for intimate gatherings, wine tastings, or casual games,
contributing to the estate's charm and appeal.

From the reception area, the dining room offers panoramic views over
the pond through double sliding doors. This bright and airy space is
ideal for hosting large family dinners, group meals, or seminars,
comfortably seating up to twelve guests. For accessibility, the adjacent
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More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38355SIS35>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

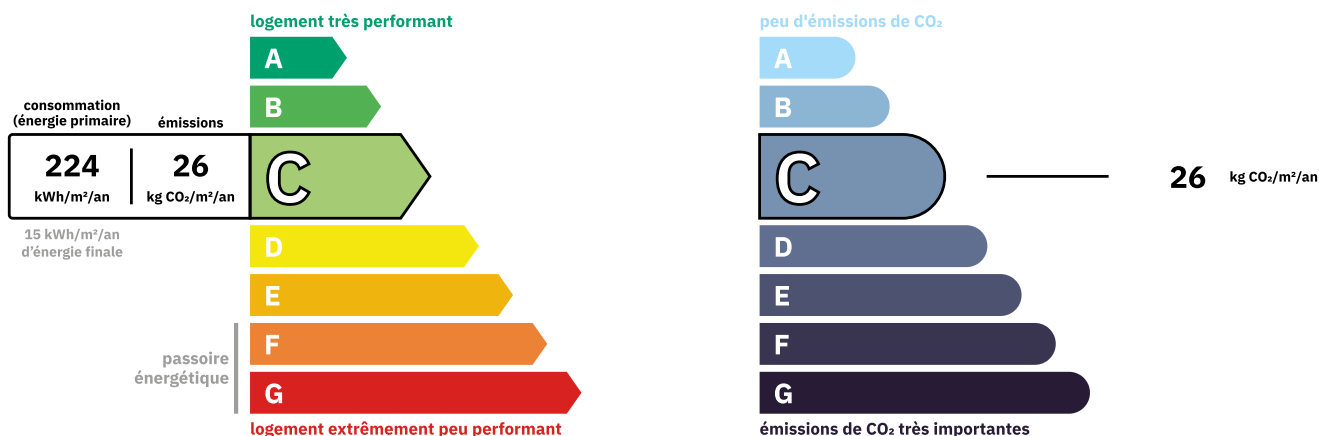
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Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>

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ENERGIE-DPE



Property **Poorly efficient**
Estimated annual energy costs
between 2810 € and 3840€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. 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 : A38355SIS35
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AND PHOTOS
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