LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

TURNKEY HOLIDAY RENTAL ESTATE – 30 GUESTS CAPACITY –5 HOUSES, POOL, BAR + RECEPTION – RENTAL INCOME ONGOING!

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

www.leggettprestige.com

TURNKEY HOLIDAY RENTAL ESTATE – 30 GUESTS CAPACITY –5 HOUSES, POOL, BAR + RECEPTION – RENTAL I...

PROPERTY FACT FILE

REFERENCE	A44931NCL56
PRICE	€ 795,000 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR hors honoraires)
BEDROOM	11
BATHROOM	8
ACCOMMODATION	465 m²
LAND	22761 m²
TOWN	Cléguérec
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	Good condition
FEATURES	Swimming Pool, Private drainage, Private parking

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

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

- Main house and 4 gites
- Recent works throughout
- Pool with poolside bar
- 2.2 hectares
- High income - bookings in place

TURNKEY HOLIDAY RENTAL ESTATE – 30 GUESTS CAPACITY –5 HOUSES, POOL, BAR + RECEPTION – RENTAL I...

Ref : A44931NCL56

Charming and fully operational holiday rental estate set in a peaceful natural environment on 2.2 hectares of land. The property is composed of beautifully renovated traditional longère-style buildings, offering a total capacity of 30 guests across multiple gîtes. 5 houses in total.

DESCRIPTION

Key Highlights of this fully Operational Multi-Gîte Estate
Bookings in place for events and stays. Immediate income!

Established, fully operational business
Capacity for 30 guests across 4 gîtes
Large private owner's residence (160 m², 3 bedrooms)
Strong event infrastructure (150 m² barnum + restaurant hall for 50 people)
Swimming pool 12x6 with bar area
Outbuildings with further development potential
Exceptional natural setting near Lake Guerlédan
Immediate income potential with clear growth upside

The property is divided into 4 independent gîtes plus a spacious private owner's residence:

Gîte 1: 4 bedrooms – sleeps up to 15 guests
Gîte 2: 3 bedrooms – sleeps up to 6 guests
Gîte 3: 1 bedroom – sleeps up to 2 guests
Gîte 4: 3 bedrooms – sleeps up to 7 guests
Total capacity: 30 guests across the estate

In addition, there is a beautiful and spacious 3-bedroom owner's house (approx. 160 m²), offering privacy and comfortable on-site living.

Exceptional Facilities for Events & Hospitality

This estate is exceptionally well equipped for both tourism and event-based activity:

Swimming pool 12m x 6m with covered bar area
150 m² barnum (marquee) for weddings and events
Dedicated 50 m² restaurant/reception room hosting up to 50 guests
French boules (pétanque) court
Landscaped outdoor spaces ideal for gatherings
Outbuildings and additional structures offering potential for further

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A44931NCL56

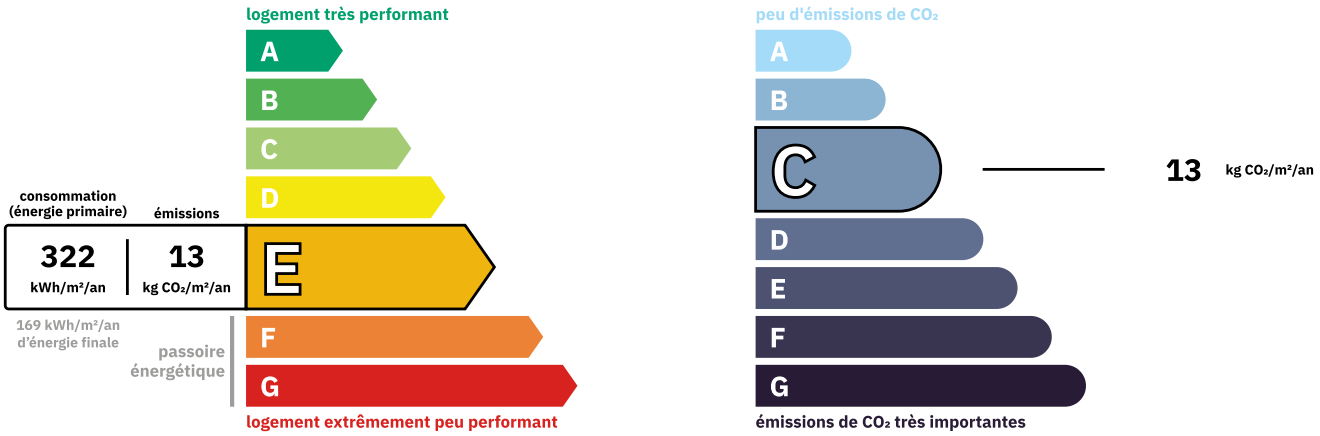
COMPLETE FILE AND PHOTO ON REQUEST

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

TURNKEY HOLIDAY RENTAL ESTATE – 30 GUESTS CAPACITY –5 HOUSES, POOL BAR + RECEPTION – RENTAL I...

Ref : A44931NCL56

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 5360 € and 7300€ for 2021

NOTICE

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

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 :A44931NCL56
FILE COMPLETE AND PHOTOS ON REQUEST

LEGGETT IMMOBILIER INTERNATIONAL
Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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