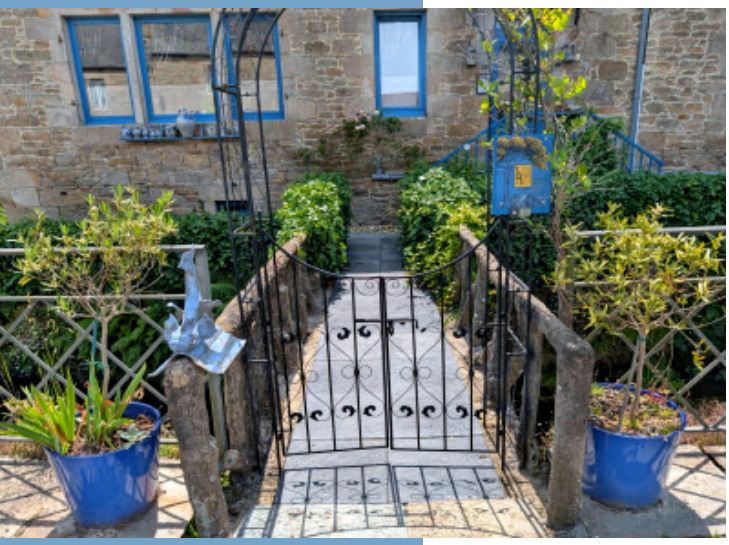


CHARMING 19TH-CENTURY GRANITE MANOR HOUSE WITH GUEST HOUSE & 3 GÎTES – VILLAGE CENTRE RIVERSIDE BUSINESS

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CHARMING 19TH-CENTURY GRANITE MANOR HOUSE WITH GUEST HOUSE & 3 GÎTES – VILLAGE CENTRE RIVERSIDE B...





PROPERTY FACT FILE

REFERENCE	A45982NCL22
PRICE	€ 540,600 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR hors honoraires)
BEDROOM	9
BATHROOM	8
ACCOMMODATION	500 m²
LAND	1371 m²
TOWN	Guerlesquin
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Garage, Private parking, High speed internet

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





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- Turnkey guest house & gîte business
- Prime riverside village centre setting
- Three independent income-producing gîtes
- 1,370 m² gardens with jacuzzi areas
- Fully renovated

CHARMING 19TH-CENTURY GRANITE MANOR HOUSE WITH GUEST HOUSE & 3 GÎTES – VILLAGE CENTRE RIVERSIDE B...

Ref : A45982NCL22

Exceptional turnkey riverside hospitality property in the heart of a traditional Breton village. This beautifully restored 19th-century granite residence offers a fully operational and successful guest accommodation business, combining a charming chambres d'hôtes with three independent gîtes. Set on 1,370 m² of landscaped riverside



DESCRIPTION

A Rare Riverside Hospitality Opportunity in the Heart of Brittany

Fully restored in 2023, this impressive property is now a fully operational and ready-to-run guest accommodation business, offering a successful combination of chambres d'hôtes and three independent gîtes. With approximately 460 m² of habitable space, a landscaped enclosed plot of 1,370 m², and direct riverside frontage, this is a rare opportunity to acquire an established tourism business with no major works required.



The renovation has been completed to a high standard, including insulation, electrical systems, plumbing, heating, PVC double-glazed windows, and stylish interior decoration. The original Breton granite architecture has been carefully preserved, creating a warm and authentic atmosphere while providing all the comfort expected by today's guests.

The property's riverside gardens provide a truly special setting, with peaceful views and a relaxing natural environment. The grounds include two exceptional glasshouses fitted with jacuzzis, an atelier/workshop area, and three beautifully converted gîtes, offering excellent flexibility for holiday rentals, family accommodation, or additional guest capacity.

A Prime Village Centre Location with Riverside Lifestyle

One of the property's greatest advantages is its exceptional location in the heart of the village centre.

Guests and residents can enjoy the convenience of being within walking distance of:

Local shops and village services
Th...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A45982NCL22

COMPLETE FILE AND PHOTO ON REQUEST

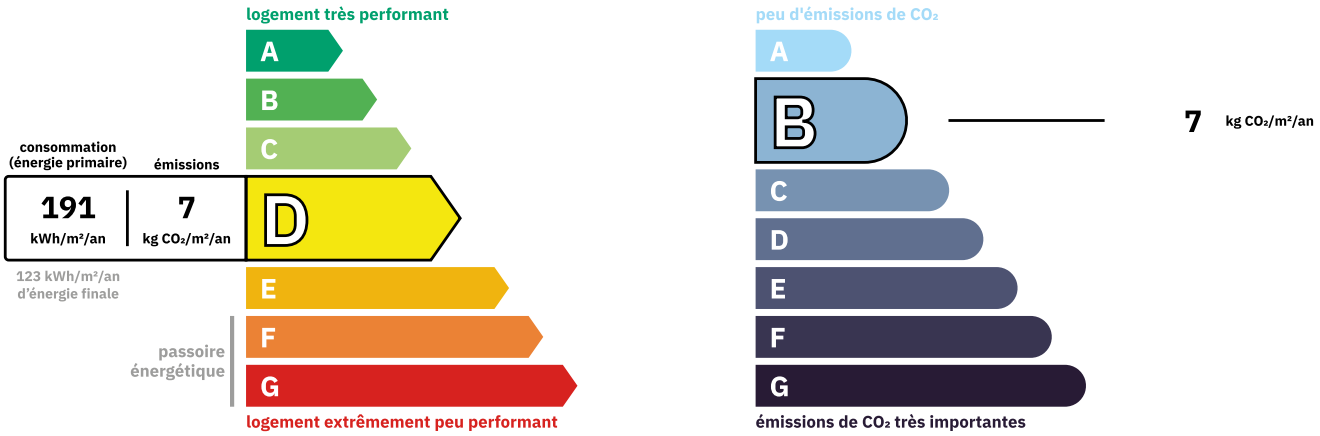
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 6340 € and 8630€ 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 :A45982NCL22

FILE COMPLETE AND PHOTOS ON REQUEST

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