



A REALLY SPECIAL 8 BEDROOM HOME ON THE  
POPULAR NANTES-BREST CANAL, CURRENTLY  
RUNNING AS A SUCCESSFUL B&B

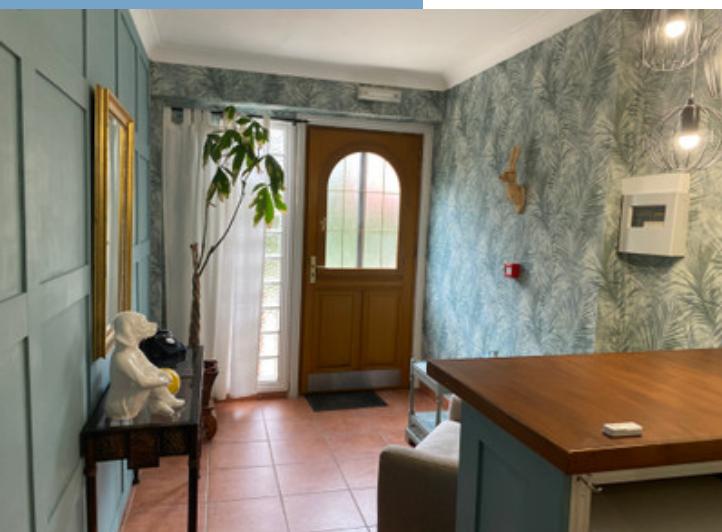
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## PROPERTY FACT FILE

REFERENCE	A29155MCW22
PRICE	€ 495,000 £ 0* *agency fees included: 4 % TTC to be paid by the buyer (475 000 EUR hors honoraires)
BEDROOM	8
BATHROOM	7
ACCOMMODATION	418 m <sup>2</sup>
LAND	3465 m <sup>2</sup>
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



- Location
- Currently 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 (25m<sup>2</sup>), fully-fitted kitchen (29m<sup>2</sup>), dining room (17m<sup>2</sup>), indoor pool (100m<sup>2</sup>) and terrace.

Returning to the hallway, a staircase leads to the first floor, comprising a self-contained apartment: two double bedrooms, both en-suite (9m<sup>2</sup> and 10m<sup>2</sup>), a living/dining area (23m<sup>2</sup>) and kitchen (9m<sup>2</sup>), a triple bedroom divided into: a double (10m<sup>2</sup>), a single (5m<sup>2</sup>) and en-suite shower room (3m<sup>2</sup>), a family suite comprising two double rooms and a shower room with WC (12m<sup>2</sup>, 8m<sup>2</sup> and 4m<sup>2</sup> respectively) and a study/storage room (10m<sup>2</sup>).

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, as well as play areas, bicycle storage, garage and parking.

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://leggett prestige.com/luxury-property-for-sale/view/A29155MCW22>

COMPLETE FILE AND PHOTO ON REQUEST

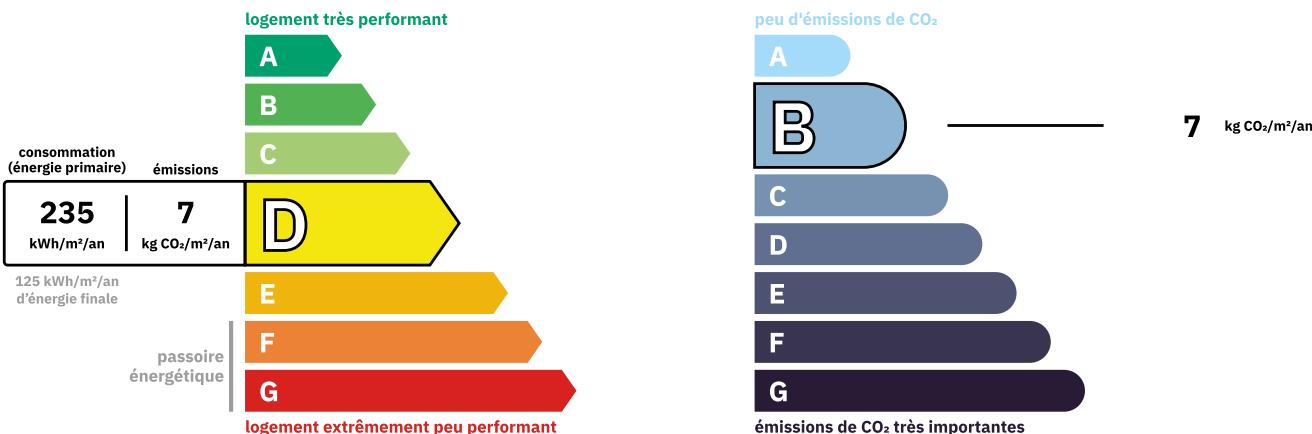


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
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Property Poorly efficient  
Estimated annual energy costs  
between 5300 € and 7230€ for 2021

## NOTICE

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

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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 : A29155MCW22

FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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