

Truly Exceptional, THREE High quality properties incorporating owners house and TWO gites, Immediate business income, located in the beautiful village of Quistinic



## INFORMATION

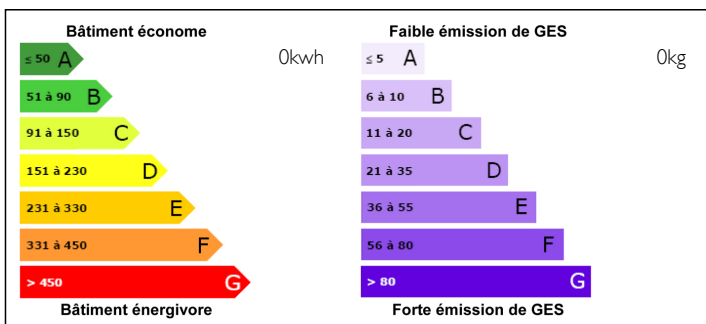
Town:	QUISTINIC
Department:	Morbihan
Bed:	9
Bath:	8
Floor:	302 m2
Plot Size:	13359 m2



## IN BRIEF

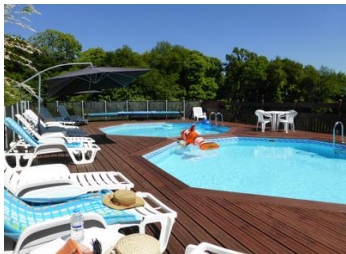
These properties have been renovated and built during recent years using only high quality materials wherever possible. This is a perfect property to use as a residence and a seasonal rental activity located in a beautiful rural location. Excellent income potential!

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The property (the main house and two gites) has parking, private areas and access to a large garden area which include a heated swimming pool and a small terrace area.

The properties are full of character with exposed stone and beams, fully equipped kitchens and plenty of bath/shower rooms!

Gite 1 : Fully fitted kitchen, living room with woodburner, bathroom with toilet, shower room, and a laundry room. There are 4 bedrooms a shower room and WC on the first floor

Gite 2: Fully fitted kitchen, living room with woodburner shower room with WC another shower room with WC and a ground floor bedroom. 2 bedrooms are located upstairs

The main house has fitted kitchen/dining area and a living room complete with wood burner. There are 2 bedrooms and a bath/shower room with WC located upstairs.

### OUTSIDE:

An exceptional, well maintained garden area with excellent views of the countryside, a heated swimming pool, a barn for storage, wood store, bread oven.

This is a popular holiday destination with many international and national visitors which has been successfully managed over the years.

Approx 5kms to Bubry and within easy access to Lorient for the airport, trains and the south coast. More photos available upon request.

## LOCAL TAXES

**Taxe foncière: 2155 EUR**

## NOTES