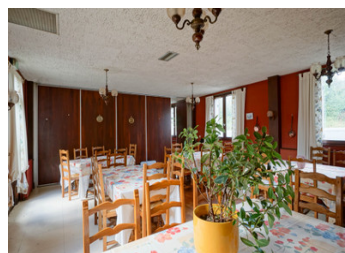
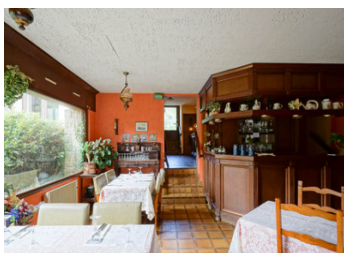


Superb hostel in the cessation of activity and house of 8 rooms, 600 m of living space with 1 hectare of wooded land. An impressive living and rental...



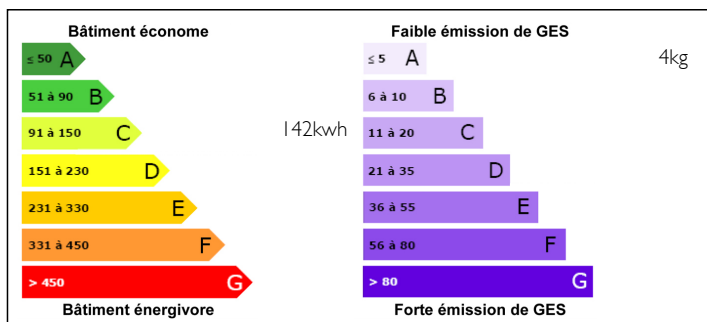
## INFORMATION

Town:	Carhaix-Plouguer
Department:	Finistère
Bed:	12
Bath:	3
Floor:	600 m2
Plot Size:	12305 m2

## IN BRIEF

Superb hostel in cessation of activity and house 8 rooms, 600 m<sup>2</sup> living space with 1 hectare of wooded land. Impressive living and rental potential in the heart of Brittany ideally located. Great deal to seize. Hostel (450m<sup>2</sup>): RdC: Entrance hall (20m<sup>2</sup>), 3 reception rooms (70m<sup>2</sup>, 42,5m<sup>2</sup>, 25m<sup>2</sup>), lounge/bar (28m<sup>2</sup>), office, professional kitchen, 3 cold rooms. Basement: Meeting room (60m<sup>2</sup>), cellar (25m<sup>2</sup>). Floor: Flat (150m<sup>2</sup>), with living/dining room (50m<sup>2</sup>), 4 bedrooms, WC, bathroom with bath, bidet, double washbasin, shower, bidet, washbasin. 300L tank. Heating: electric for hostel/wood stove for apartment. House (150m<sup>2</sup>): Ground floor: 3 bedrooms, WC. Floor: 5 bedrooms, bathroom. Convertible attic. Oil-fired heating, boiler. Exterior: 1 hectare, stream. Garden 800m<sup>2</sup>, garage. Terrace, large parking. Ideal for hotel/restaurant, gîte.

## 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

In the centre of the western part of the Breton peninsula, Carhaix-Plouguer is a small historic town of character which occupies a strategic and privileged position: a vast choice of coastline accessible in less than an hour, 500 metres from the greenway and the Nantes-Brest canal, on the edge of the departmental road, the proximity of major urban centres such as Lorient, Quimper, Brest, Morlaix, Guingamp, Lannion and Saint-Brieuc, at the crossroads of two very important roads.

Every year, this charming town hosts the Vieilles Charrues Festival, a music festival bringing together international, national and local artists. Over the years, this very popular event has become France's largest music festival in terms of attendance, attracting an ever-increasing number of people seduced by the eclectic line-up and the friendly, festive spirit.

This property of 600 m<sup>2</sup> living space, situated on 1 hectare of wooded land with a stream, consists of a magnificent inn, in the cessation of activity, and an adjoining house, with 8 rooms, to renovate.

The living and rental potential are considerable, ideal for an investor or for those who would like to create their own business in the restaurant and/or hotel business.

The hostel of 450 m<sup>2</sup> includes :

>On the ground floor: 1 entrance hall (20 m<sup>2</sup>), 3 reception rooms (70 m<sup>2</sup>, 42.5 m<sup>2</sup> and 25 m<sup>2</sup>), 1 lounge/bar (28 m<sup>2</sup>), 1 office, 1 stainless steel kitchen with full professional equipment to standards, 3 cold rooms.

>In the basement: 1 meeting room (43 m<sup>2</sup>), 1...

## LOCAL TAXES

**Taxe foncière: 1870 EUR**

## NOTES