

A nicely renovated complex of five gites, camping area, swimming pool and large games room/bar.



INFORMATION

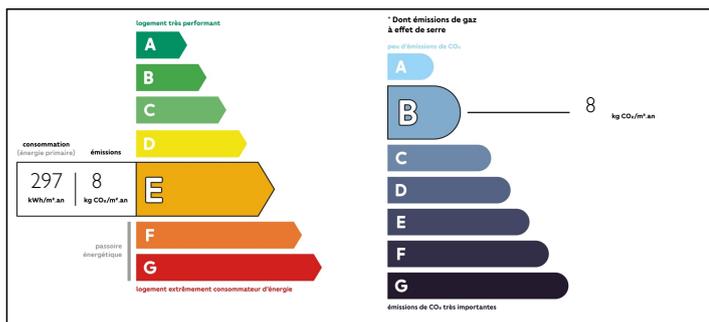
Town:	Saint-Connec
Department:	Côtes-d'Armor
Bed:	16
Bath:	6
Floor:	260 m ²
Plot Size:	5405 m ²

IN BRIEF

This nicely renovated complex of five gites and an apartment located in the lovely countryside of central Brittany offers a superb business opportunity, and excellent income potential. The complex sits on over 5000m² of land and is just a short distance to the friendly village complete with a bar. It is also just a short drive to the town of Mur de Bretagne with all amenities, and slightly further on is the very popular Lac de Guerledan, a haven for tourists with its beaches, bars, restaurants, boats, canoes and forest walks. The large regional historic towns of Pontivy and Loudeac are easily reached via an excellent road network. The complex consists of five 3-bed stone houses and an additional small campsite area with 3 double electric points. There is also a one bed apartment with high terrace and views to match and a very large games room with bar...



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

This nicely renovated complex of five gites and an apartment located in the lovely countryside of central Brittany offers a superb business opportunity, and excellent income potential. The complex sits on over 5000m² of land and is just a short distance to the friendly village complete with a bar. It is also just a short drive to the town of Mur de Bretagne with all amenities, and slightly further on is the very popular Lac de Guerledan, a haven for tourists with its beaches, bars, restaurants, boats, canoes and forest walks. The large regional historic towns of Pontivy and Loudeac are easily reached via an excellent road network.

The complex consists of five 3-bed stone houses and an additional small campsite area with 3 double electric points. There is also a one bed apartment with high terrace and views to match and a very large games room with bar area and large storeroom. Finally, a swimming pool adds to the overall appeal of this lovely property.

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

LOCAL TAXES

Taxe foncière: 1371 EUR

Taxe habitation: 1190 EUR

NOTES