LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29155MCW22 Price: 399 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (379 000 EUR without fees)

A really special 8 bedroom home on the popular Nantes-Brest canal, formerly a successful B&B















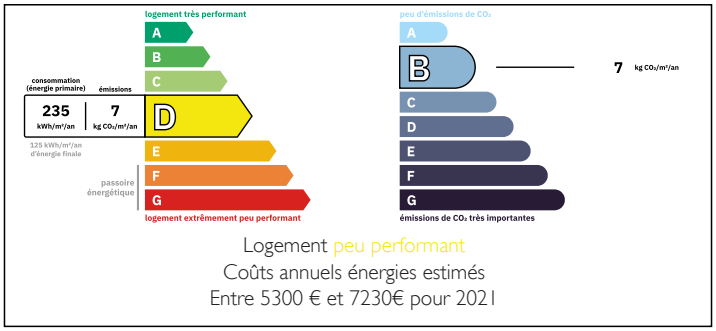
INFORMATION

Town:	Rostrenen
Department:	Côtes-d'Armor
Bed:	8
Bath:	7
Floor:	418 m2
Plot Size:	3465 m2

IN BRIEF

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 perfect Breton retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 5300 € et 7230€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1450 EUR**
Taxe habitation:	**1500 EUR**

NOTES

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 (25m²), fully-fitted kitchen (29m²), dining room (17m²), indoor pool (100m²) and terrace.

Returning to the hallway, a staircase leads to the first floor, comprising a self-contained apartment: two double bedrooms, both en-suite (9m² and 10m²) , a living/dining area (23m²) and kitchen (9m²), a triple bedroom divided into: a double (10m²), a single (5m²) and en-suite shower room (3m²), a family suite comprising two double rooms and a shower room with WC (12m², 8m² and 4m² respectively) and a study/storage room (10m²).

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, aswell 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