LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37866SIS22 Price: 359 000 EUR

agency fees to be paid by the seller

Thriving restaurant with terrace, bar and B&B in a prime town centre location by scenic canal Ille-et-Rance















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Évran
Department:	Côtes-d'Armor
Bed:	3
Bath:	2
Floor:	58 m2
Plot Size:	0 m2

IN BRIEF

Restaurant with Bar, Terrace & B&B Potential in Prime Brittany Location by the Canal Ille-et-Rance

Exceptional opportunity to acquire a well-established 22-seater restaurant with bar and outdoor seating for 24 covers, only 200 meters from the scenic Ille-et-Rance Canal. The property includes private accommodation on the first floor, which could be converted into 4 guest rooms for a B&B, plus a spacious loft with further development potential.

Ideally located in a sought-after tourist area, just 12 km from Dinan, 35 km from St Malo ferry port, and 50 km from Rennes airport, it attracts both domestic and international visitors. The setting is perfect for walking and cycling routes, and only 1.5 km from the beach and Étang de Bétineuc, offering excellent leisure opportunities for guests.

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.

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LOCAL TAXES

Taxe foncière:	**979 EUR**

NOTES

DESCRIPTION

Restaurant with Bar, Terrace & B&B Potential – Prime Brittany Location near Dinan and the Ille-et-Rance Canal

An exceptional opportunity to acquire a charming restaurant with bar and outdoor terrace in the heart of Brittany, just 12 km from the medieval town of Dinan and only 200 meters from the scenic Ille-et-Rance Canal. This well-established business is popular with locals, tourists, walkers, and cyclists. It currently offers 22 indoor covers plus 24 on the terrace, enjoys an excellent reputation, a loyal clientele, and strong turnover – with significant potential for further growth.

Property Features

* Ground floor: welcoming restaurant, bar area, and sunny terrace (approx. 20 m²), perfect for al fresco dining.
* First floor: private accommodation including a double bedroom with en-suite, a twin bedroom with shower room across the corridor, and two further rooms that can serve as bedrooms or as a lounge plus an additional bedroom. This space can easily be transformed into two to four guest rooms for a thriving B&B business.
* Second floor: large loft, partly converted with a small bedroom, shower room, laundry area, and office space – offering significant scope for further development.

Prime Location in a Popular Tourist Area

* Only 12 km from the medieval town of Dinan
* 35 km from the ferry port of Saint-Malo
* 50 km from Rennes International Airport
* 1.5 km from the sandy beach and leisure area of Étang de Bétineuc – a hotspot for swimming, water sports, family outings, and cycling

The property's central village location ensures...