LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40024SSM29 Price: 816 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (770 000 EUR without fees)

9 bedroom main résidence plus 3 gites, 18 bedrooms total.















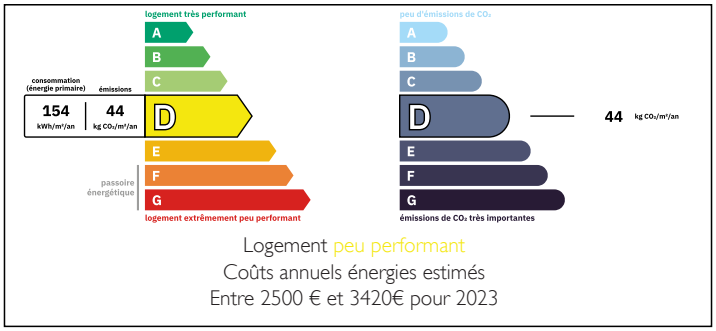
INFORMATION

Town:	Saint-Coulitz
Department:	Finistère
Bed:	18
Bath:	5
Floor:	600 m2
Plot Size:	4534 m2

IN BRIEF

The 9 bedroom main dwelling has been completely refurbished as new. There are a further 3 gites containing a total of 9 bedrooms, each dwelling is of a high standard and self contained. The complex itself is situated on a private plot and is perfect for use as an events business, B&B or seasonal rental, with no other properties overlooking it and with beautiful panoramic views of the countryside. There are large out buildings providing an amazing amount of storage and or garaging. The market town of Châteaulin is 5.8 km and is situated on the Nantes-brest canal offering all amenities, schools, doctors, There is a 'Parc Naturel Régional d'Armorique' including the Crozon peninsula with its varied coastline and sandy beaches. There are many charming villages and towns, including the pretty Breton village of Locronan and the capital...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2500 € et 3420€ pour 2023

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.
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NOTES

DESCRIPTION

Main house:
Ground floor:-

Entrance hall
Living room
Dining room
Fitted kitchen
Second living room / library
Laundry room with shower, toilet and wash basin
Storage/larder

Mezzanine level:

Shower room and separate toilet

First floor:

5 bedrooms

Second floor:

4 bedrooms
Bathroom including a separate shower and toilet.

1st Gîte:
Ground floor:
Entrance into large living room opening into
Fully equipped kitchen and dining room

1st Floor:

2 bedrooms
Bathroom
Separate toilet

2nd Floor:

Bedroom
Bathroom

2nd Gîte:
Ground floor:

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