LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A44931NCL56 Price: 795 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (750 000 EUR without fees)

Turnkey Holiday Rental Estate – 30 Guests Capacity –5 houses, pool, bar + reception – Rental income ongoing!















INFORMATION

Town:	Cléguérec
Department:	Morbihan
Bed:	11
Bath:	8
Floor:	465 m2
Plot Size:	22761 m2

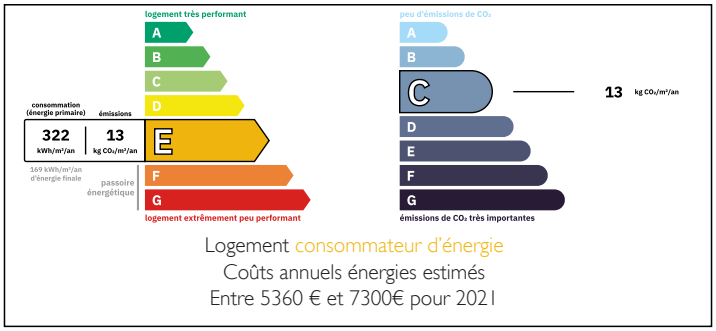
IN BRIEF

Charming and fully operational holiday rental estate set in a peaceful natural environment on 2.2 hectares of land. The property is composed of beautifully renovated traditional longère-style buildings, offering a total capacity of 30 guests across multiple gîtes. 5 houses in total.

With swimming pool, reception facilities, restaurant/event space, and extensive outdoor areas, this is a turnkey hospitality and events business with strong existing activity and significant growth potential.

Located in a quiet countryside setting bordered by a stream, the estate offers authenticity, charm, and privacy in the heart of Brittany, close to Pontivy and the Lake of Lac de Guerlédan, a major regional attraction, as well as the surrounding Caurel area.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 5360 € et 7300€ 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.

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NOTES

DESCRIPTION

Key Highlights of this fully Operational Multi-Gîte Estate
Bookings in place for events and stays. Immediate income!

Established, fully operational business
Capacity for 30 guests across 4 gîtes
Large private owner's residence (160 m², 3 bedrooms)
Strong event infrastructure (150 m² barnum + restaurant hall for 50 people)
Swimming pool 12x6 with bar area
Outbuildings with further development potential
Exceptional natural setting near Lake Guerlédan
Immediate income potential with clear growth upside

The property is divided into 4 independent gîtes plus a spacious private owner's residence:

Gîte 1: 4 bedrooms – sleeps up to 15 guests
Gîte 2: 3 bedrooms – sleeps up to 6 guests
Gîte 3: 1 bedroom – sleeps up to 2 guests
Gîte 4: 3 bedrooms – sleeps up to 7 guests
Total capacity: 30 guests across the estate

In addition, there is a beautiful and spacious 3-bedroom owner's house (approx. 160 m²), offering privacy and comfortable on-site living.

Exceptional Facilities for Events & Hospitality

This estate is exceptionally well equipped for both tourism and event-based activity:

Swimming pool 12m x 6m with covered bar area
150 m² barnum (marquee) for weddings and events
Dedicated 50 m² restaurant/reception room hosting up to 50 guests
French boules (pétanque) court
Landscaped outdoor spaces ideal for gatherings
Outbuildings and additional structures offering potential for further development projects