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Ref: A45982NCL22 Price: 540 600 EUR

agency fees included: 6 % TTC to be paid by the buyer (510 000 EUR without fees)

Charming 19th-Century Granite Manor House with Guest House & 3 Gîtes – Village Centre Riverside business















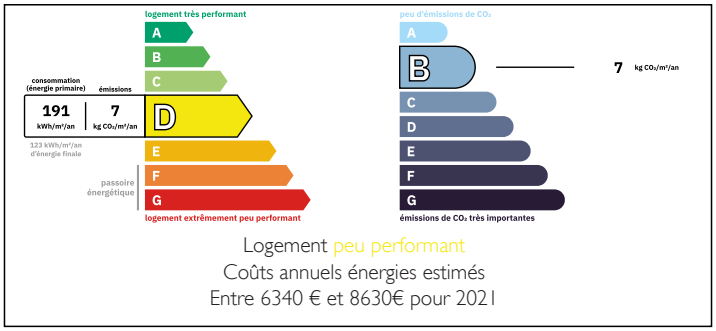
INFORMATION

Town:	Guerlesquin
Department:	Finistère
Bed:	9
Bath:	8
Floor:	500 m2
Plot Size:	1371 m2

IN BRIEF

Exceptional turnkey riverside hospitality property in the heart of a traditional Breton village. This beautifully restored 19th-century granite residence offers a fully operational and successful guest accommodation business, combining a charming chambres d'hôtes with three independent gîtes. Set on 1,370 m² of landscaped riverside gardens, the property provides approximately 460 m² of living space, character features, modern comfort, and immediate income potential. Located in the village center with local amenities within walking distance and Brittany's major tourist attractions nearby, this unique opportunity is ideal for buyers seeking a ready-to-run lifestyle business, investment property, or exceptional family home.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 6340 € et 8630€ 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

A Rare Riverside Hospitality Opportunity in the Heart of Brittany

Fully restored in 2023, this impressive property is now a fully operational and ready-to-run guest accommodation business, offering a successful combination of chambres d'hôtes and three independent gîtes. With approximately 460 m² of habitable space, a landscaped enclosed plot of 1,370 m², and direct riverside frontage, this is a rare opportunity to acquire an established tourism business with no major works required.

The renovation has been completed to a high standard, including insulation, electrical systems, plumbing, heating, PVC double-glazed windows, and stylish interior decoration. The original Breton granite architecture has been carefully preserved, creating a warm and authentic atmosphere while providing all the comfort expected by today's guests.

The property's riverside gardens provide a truly special setting, with peaceful views and a relaxing natural environment. The grounds include two exceptional glasshouses fitted with jacuzzis, an atelier/workshop area, and three beautifully converted gîtes, offering excellent flexibility for holiday rentals, family accommodation, or additional guest capacity.

A Prime Village Centre Location with Riverside Lifestyle

One of the property's greatest advantages is its exceptional location in the heart of the village centre.

Guests and residents can enjoy the convenience of being within walking distance of:

Local shops and village services
The village school