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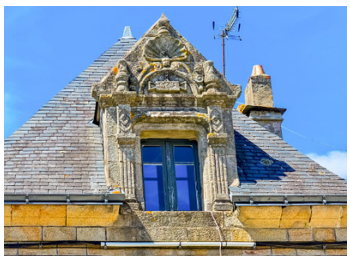
Ref: A46893MCW56 Price: 639 000 EUR

agency fees to be paid by the seller

Renowned Business, Character Property & Outstanding Potential in Historic Guémené-sur-Scorff.







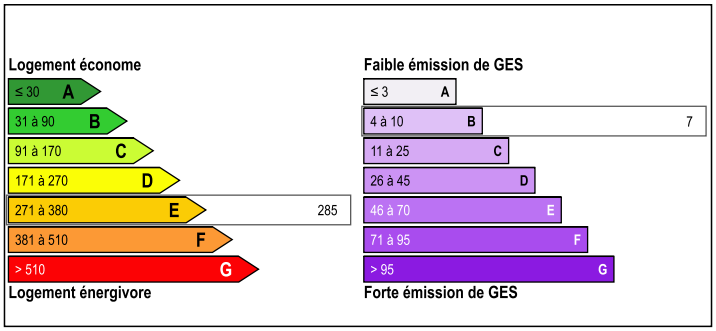








ENERGY - DPE



INFORMATION

Town:	Guémené-sur-Scorff
Department:	Morbihan
Bed:	7
Bath:	8
Floor:	367 m2
Plot Size:	475 m2

IN BRIEF

In the heart of the medieval market town of Guémené-sur-Scorff, one of Central Brittany's most sought-after tourism destinations, this exceptional hospitality property offers a rare opportunity to acquire a thriving lifestyle business combining a renowned bistrot-restaurant and elegant guest accommodation. Beautifully restored within a characterful 17th-century building, the property comprises a popular bar and restaurant, seven stylish en-suite guest rooms, and a breakfast room.

The business has earned an excellent reputation for its welcoming atmosphere, quality dining, carefully selected wines and international beers, and comfortable accommodation. A true turnkey opportunity, this established enterprise enjoys a loyal customer base and benefits from Guémené-sur-Scorff's vibrant year-round appeal, creating outstanding lifestyle and commercial potential in the heart of Brittany.

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.







NOTES

DESCRIPTION

An Exceptional Hospitality Business and Lifestyle Opportunity in One of Brittany's Most Charming Historic Towns

Situated in the very centre of the celebrated town of Guémené-sur-Scorff, this remarkable property represents far more than a real estate acquisition. It is an opportunity to embrace a rewarding lifestyle whilst taking ownership of an established and respected hospitality business that has become a destination in its own right.

Occupying an elegant historic building dating from the 17th century, the property combines heritage architecture, contemporary comfort and commercial success. Lovingly restored and carefully maintained, it is home to the well-regarded Aux Sabots Rouges, a flourishing hospitality business bringing together a popular bistrot-restaurant, welcoming bar, and high-quality guest accommodation.

From the moment visitors arrive, they encounter an atmosphere that perfectly reflects the character of Guémené-sur-Scorff itself: authentic, welcoming, vibrant and full of charm. The property's carefully designed interiors successfully blend historic Breton character with stylish contemporary elements, creating an environment equally appreciated by local residents, holidaymakers and international visitors.

A Destination Business with an Established Reputation

Aux Sabots Rouges has become a recognised and highly regarded destination for visitors exploring Central Brittany. The business successfully combines multiple income streams through its restaurant, bar, and chambres d'hôtes, creating a robust and versatile commercial operation.

The restaurant has built its reputation around fresh, flavourful cuisine prepared to order, utilising local produce wherever possible. Guests enjoy daily fresh