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Ref: A47933SIS35 Price: 425 000 EUR

agency fees to be paid by the seller

Stone-Built B&B with Mont-Saint-Michel Views – A Ready-Made Business or Family Home in Roz-sur-Couesnon

EXCLUSIVE







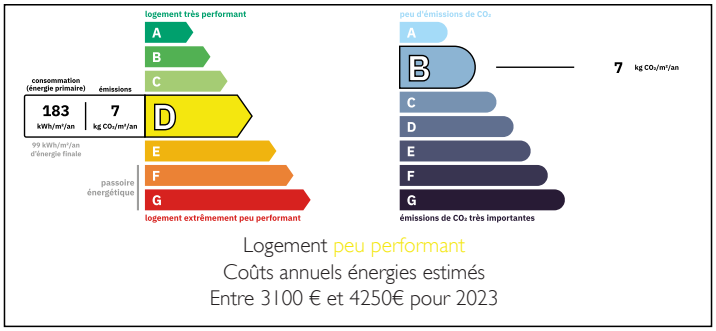








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3100 € et 4250€ pour 2023

INFORMATION

Town:	Roz-sur-Couesnon
Department:	Ille-et-Vilaine
Bed:	4
Bath:	4
Floor:	191 m2
Plot Size:	563 m2

IN BRIEF

4-Bedroom Stone House with Mont-Saint-Michel Views – B&B in Roz-sur-Couesnon

A substantial stone house built in 1858 and renovated in 2015, offering views of Mont-Saint-Michel and the opportunity to continue a bed and breakfast business.

Arranged over three floors, the property includes a fitted kitchen with dining area, a separate living room with fireplace and four guest suites, each with its own shower room and separate WC.

Sold furnished, with the inventory included, it is ready to offer a starting point for a new hospitality venture, subject to any necessary formalities, or could become a spacious family home or holiday property.

Set in Roz-sur-Couesnon, with local amenities

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.

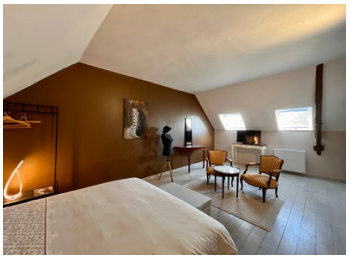
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LOCAL TAXES

Taxe foncière:	**1080 EUR**

NOTES

DESCRIPTION

B&B or 4-Bedroom Family Home in Roz-sur-Couesnon, near Mont-Saint-Michel

Imagine waking up to views of Mont-Saint-Michel, spending sunny afternoons in the garden and having some of Brittany and Normandy's most famous sights on your doorstep. This substantial stone house, built in 1858 and renovated in 2015, offers the opportunity to enjoy this lifestyle while also providing the foundations for a hospitality business.

Arranged over three floors, the property offers plenty of space for both everyday living and welcoming guests.
On the ground floor, the fitted kitchen with dining area opens onto the terrace, making it a natural gathering place for leisurely breakfasts and meals with family and friends. The separate living room, with its fireplace and access to the garden, provides a comfortable setting for relaxing at the end of the day.

Upstairs, four guest suites are arranged across the first and second floors, each with its own shower room and separate WC. Light-filled rooms and views across the garden create a peaceful atmosphere, while Mont-Saint-Michel can be admired from most of the bedrooms – a memorable feature for owners and visitors alike.

Currently configured as a bed and breakfast, the house is being sold furnished, with the inventory included in the sale. This offers an appealing starting point for anyone looking to embark on a new venture in tourism, with the possibility of continuing the existing activity, subject to any necessary formalities.

Equally, the accommodation could be adapted to suit a large family, provide space for visiting...