LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48128ILH35 Price: 650 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (620 000 EUR without fees)

Elegant character home with 11 suites, approx. 370 sqm, B&B business, 1 gîte, enclosed garden with heated pool







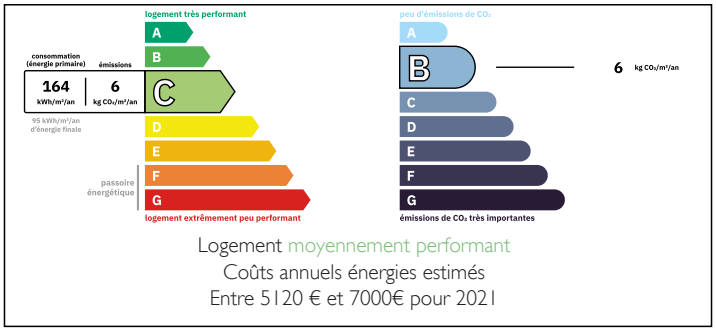








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 5120 € et 7000€ pour 2021

INFORMATION

Town:	Val-Couesnon
Department:	Ille-et-Vilaine
Bed:	11
Bath:	11
Floor:	370 m2
Plot Size:	2290 m2

IN BRIEF

Exceptional Property Opportunity! Currently operated as a successful guest house (5 suites & a 1-bedroom gîte), this magnificent estate offers incredible versatility.
It is the perfect investment for a turnkey hospitality business, a multi-generational estate , or a grand family home (3 levels).

• Ground Floor: A grand entrance with soaring stone walls opens into a spectacular, light-filled 67 m² living/dining room with a feature fireplace. Includes a premium, fully-equipped kitchen with a wood stove, 2 private suites, and a fully functional utility area.
• 1st Floor: A spacious landing serving 5 beautifully appointed rental suites, a linen/storage room, and an attic.
• 2nd Floor: Private owners' quarters offering 4 additional suites and attic storage.
Bonus Independent Cottage: charming,

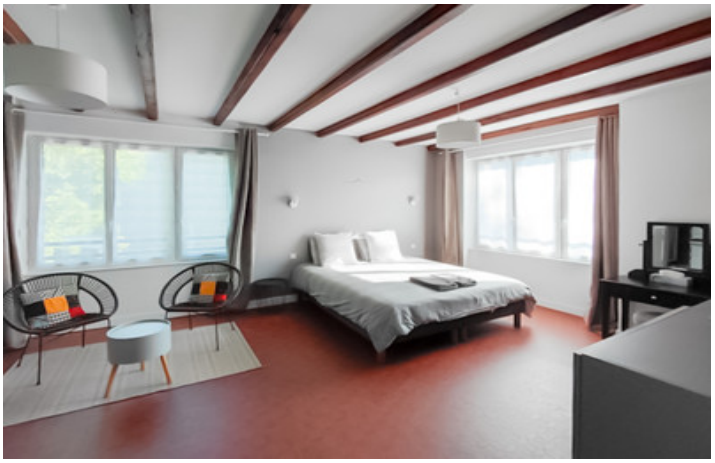
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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

Built in 1860 and enhanced with a 1960s extension, this spacious character property has been thoughtfully updated over the years. It perfectly combines modern comfort—boasting an good energy efficiency rating (DPE C), full double-glazing, and a heat pump—with its original, authentic charm.

Approx. 145 sqm for level 1 & 2 and 75 sqm for level 3.

The property is set on a fully enclosed, beautifully landscaped 2,290 sqm plot with absolute privacy (not overlooked). It offers a peaceful oasis just a short walk from the local shops and amenities in the heart of Antrain Val-Couesnon and in the immediate vicinity of several local hiking loops and the trails of the Couesnon region.

The outdoor grounds have been designed to feature multiple relaxation areas for family and guests, including a 3x7m heated swimming pool, guaranteed to entertain guests of all ages.
The estate also includes a garage, an open carport, a large parking area.
The property is connected to the mains drainage system.
The current owners have carried out extensive renovations to maximize comfort and efficiency:

- Roof fully replaced in 2022, including new skylights with electric roller shutters.
- Electric roller shutters added on the first floor
- Upgraded pool technical room, including a dedicated pool heat pump and a new filtration system.
- New electric gate with a video intercom system.

A unique commercial feature: the property comes with Licence 3 and Licence 4 liquor licenses, offering significant growth potential for a hospitality business or event-focused project.

Ideally located property offering the ultimate convenience with shops, café and local...