



LUXURY COUNTRY HOUSE, MILL & LAKE. 8 BEDS.
9 BATHROOMS. 3 LOUNGES & 3 KITCHENS.
POTENTIAL B&B / GÎTE BUSINESS.

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PROPERTY FACT FILE

REFERENCE	A32420PH56
PRICE	€ 736,400 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	7
ACCOMMODATION	277 m ²
LAND	8946 m ²
TOWN	Vannes
DEPARTMENT	
LOCATION	
TYPE	
CONDITION	
FEATURES	Lake, Garage, Private parking

*Price based on current exchange rate which is subject to change



- Stunning, private surroundings & enclosed grounds
- Potential gîte / hotel / B&B or luxury family home
- 15 minutes from Vannes yet a tranquil spot
- Character galore - mill, wooded grounds & lake
- Individual, flexible layout & a quality renovation

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A prestigious country estate, now a family home, also the ideal venue for a commercial venture.

Just 15kms from Vannes and the Gulf of Morbihan, this impressive property boasts a 19th century flour mill and cider press. A hectare of

DESCRIPTIF

FIRST FLOOR

Bedroom 1 with ensuite shower room comprising shower cubicle, sink & WC 14 m²

Bedroom 2 with ensuite shower room comprising shower, sink & vanity unit & WC 11.5 m²

Large mezzanine overlooking the reception room below currently acting as a lounge area 28 m²

SECOND FLOOR – SELF-CONTAINED STUDIO APARTMENT 18 m²

Open plan double bedroom

Open plan kitchenette

WC & hand basin

Shower

Storage area

ADJOINING HOUSE accessible via an internal door

GROUND FLOOR

Sitting-dining room with woodburner. This room has 2 glass panelled doors which open onto a raised, enclosed wooden decking area. 22 m²

Overlooking open plan, fully equipped kitchen

Utility room with door leading out to the rear of the property where there is a private area 4 m²

Bedroom 4 11 m²

Shower room (servicing bedroom 4) with shower, WC, sink & vanity unit & heated towel rail 6 m²

Bedroom 5 10 m²

Ensuite bathroom with both bathtub & separate shower, WC, sink & vanity unit 6m²

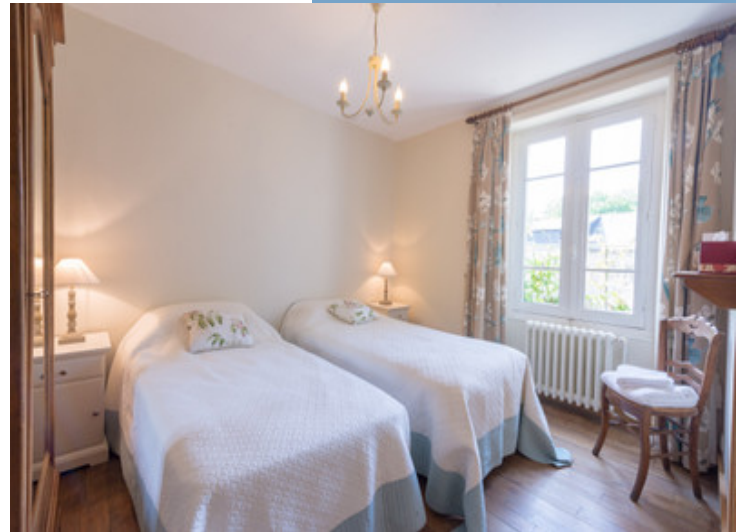
FIRST FLOOR

Corridor with under eave storage

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A32420PH56>

COMPLETE FILE AND PHOTO ON REQUEST



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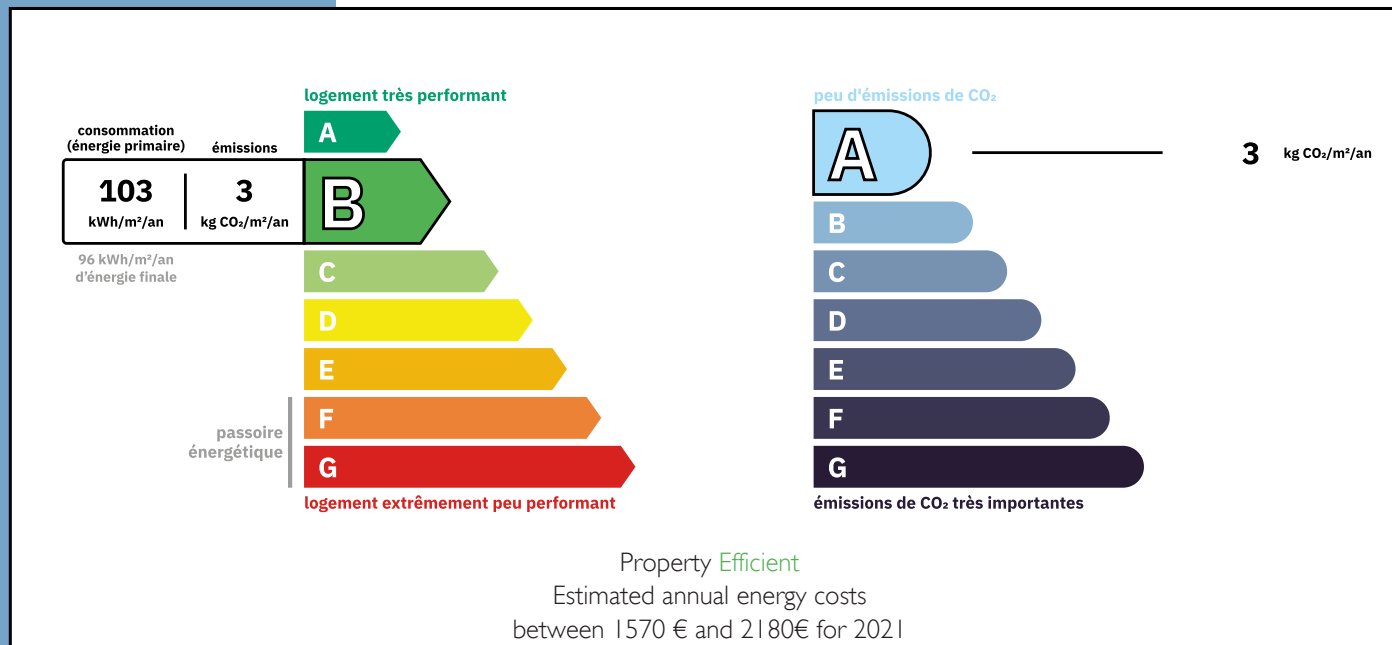
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LUXURY COUNTRY HOUSE,
MILL & LAKE. 8 BEDS, 9
BATHROOMS, 3 LOUNGES &
KITCHENS, POTENTIAL B&B /
GÎT...

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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE
AND PHOTOS
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