



HISTORIC CANAL-SIDE MANOR WITH 10 EN-SUITE BEDROOMS, SECOND HOUSE & TOURISM POTENTIAL ON 1.7 HECTARES OF LAND

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HISTORIC CANAL-SIDE
MANOR WITH 10
EN-SUITE BEDROOMS,
SECOND HOUSE &
TOURISM POTENTIAL ON
1.7 HECTARE...



PROPERTY FACT FILE	
REFERENCE	A46498NCL22
PRICE	€ 662,500 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (625 000 EUR hors honoraires)
BEDROOM	12
BATHROOM	11
ACCOMMODATION	533 m ²
LAND	17023 m ²
TOWN	Glomel
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	To be renovated, Habitable
FEATURES	Other Drainage, River Frontage, Garage
*Price based on current exchange rate which is subject to change	



- Canal de Nantes à Brest waterfront setting
- Historic 533m² manor with stone tower
- Former 10-bedroom guest house business
- 1.7 hectares with outbuildings and barn
- Huge restoration and tourism potential

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A rare opportunity to restore a magnificent historic manor set in an exceptional location beside the Canal de Nantes à Brest. Offering 533m² of living space, 10 en-suite guest bedrooms, impressive reception rooms, a stone tower, outbuildings and 1.7 hectares of land, this former successful chambre d'hôtes business offers huge potential

DESCRIPTION

A magnificent historic manor offering exceptional potential in a truly privileged location beside the Canal de Nantes à Brest.

Set within approximately 1.7 hectares of land, this impressive property represents a rare opportunity to acquire a substantial character home with a proven tourism history and the possibility to create something truly unique.

At the heart of the estate is the remarkable historic manor house, offering approximately 533m² of habitable space. Full of charm and character, the property features beautiful original details including high ceilings, generous volumes, period features and an impressive stone tower, giving the building a unique architectural presence.

The manor was previously operated successfully as a chambre d'hôtes, with 10 guest bedrooms, each benefiting from its own private shower room, providing an excellent foundation for those wishing to continue or develop a hospitality business. The layout also lends itself perfectly to a boutique retreat, event venue, artistic project, or simply a magnificent private residence.

The property does require restoration, giving the future owners the opportunity to carefully renovate and enhance this exceptional building while preserving its historic character. The generous reception spaces offer endless possibilities, including guest lounges, dining areas, event rooms, leisure spaces, games rooms or communal areas.

The location is one of the property's greatest assets. Positioned directly alongsid...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A46498NCL22>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

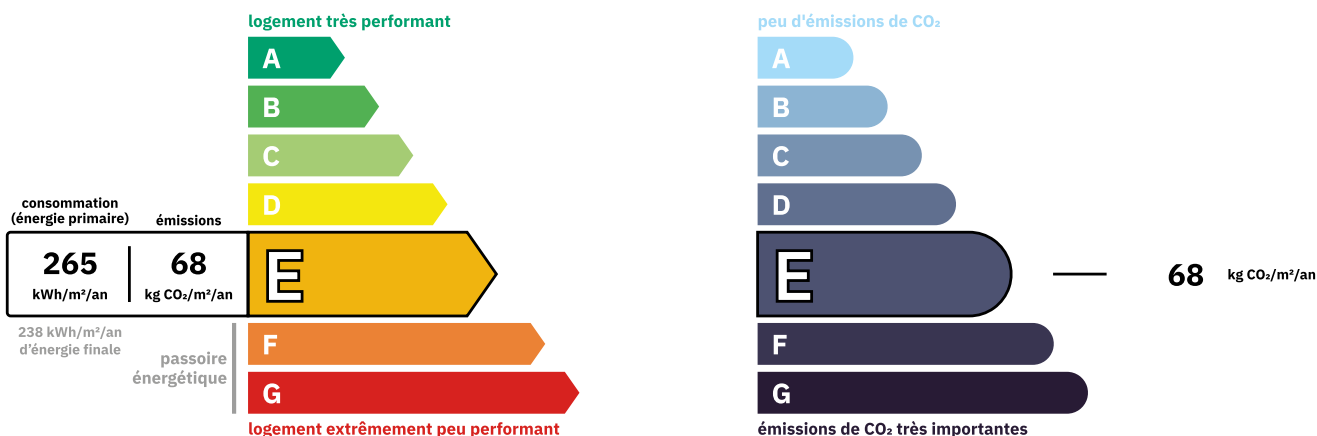
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ENERGIE-DPE

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



Property **Energy consuming**
Estimated annual energy costs
between 16650 € and 22580€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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

Réf : A46498NCL22
FILE COMPLETE
AND PHOTOS
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