

Charming 17th-Century Mill with B&B, Glamping & Event Space – Near Saint-Malo & Dinan (set in a 3ha park)



## INFORMATION

Town:	Mesnil-Roc'h
Department:	Ille-et-Vilaine
Bed:	8
Bath:	7
Floor:	0 m2
Plot Size:	26940 m2

## IN BRIEF

Ever dreamt of running your own B&B and glamping site in France?  
Look no further!

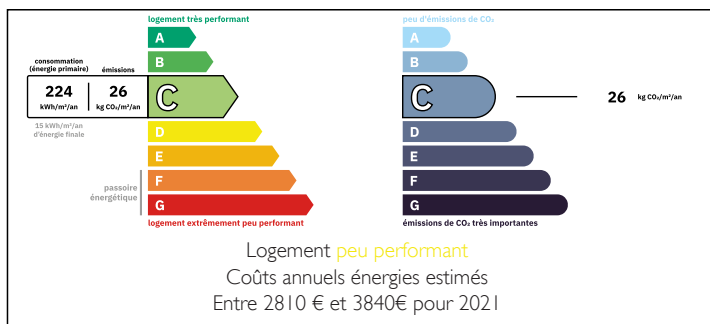
Set in the heart of Romantic Brittany, just 25 minutes from Saint-Malo, this beautifully restored 17th-century water mill is nestled within a peaceful 3-hectare park with a private pond, heated pool, jacuzzi, and wellness facilities. Currently operating as a successful hospitality business, it offers 4 guest rooms and 8 unique glamping units, including treehouses, cabins (one on the water's edge), and wooden caravans.

A large heated marquee for up to 130 guests, bar-restaurant, and multiple terraces make it ideal for weddings and events. A seminar room with pond views hosts up to 12 people.

Private owner's quarters include a spacious lounge,



## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A Remarkable 17th-Century Water Mill Estate in Romantic Brittany – A Turnkey B&B, Glamping & Event Venue

As you drive up the long, tree-lined driveway, a serene and idyllic setting unfolds before you. To your right, the calm waters of a private pond shimmer under the sky, reflecting the surrounding greenery. To your left, nestled among mature trees, are charming treehouses and the historic main house.

The welcoming atmosphere is enhanced by a hedged parking area discreetly positioned to provide ample spaces for visitors without detracting from the estate's natural beauty or interrupting the perfect photo opportunities.

Passing the elegant dining room and the beautifully preserved waterwheel, you step into the reception area — a warm, inviting space furnished as a cosy sitting room. The centrepiece is an open fireplace that promises welcoming warmth and comfort, making it a perfect spot to greet guests or unwind after a day's activities.

A staircase leads down to a vaulted wine cellar, situated directly opposite a private bar and games room. This lower level offers guests a social space for intimate gatherings, wine tastings, or casual games, contributing to the estate's charm and appeal.

From the reception area, the dining room offers panoramic views over the pond through double sliding doors. This bright and airy space is ideal for hosting large family dinners, group meals, or seminars, comfortably seating up to twelve guests. For accessibility, the adjacent toilet has been thoughtfully adapted to accommodate wheelchair users.

Stairs from the dining room lead to...