

Beautifully renovated domaine with main house, 2 gites, range of outbuildings & possibility to create campsite



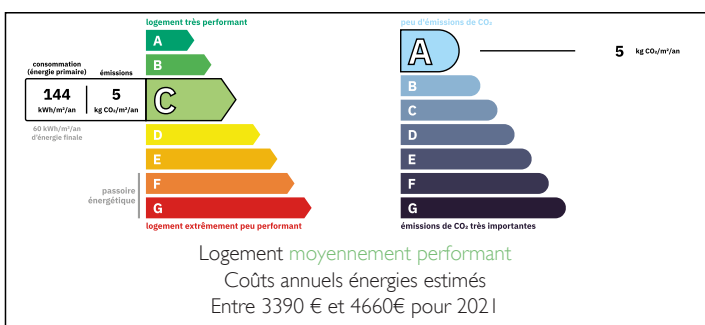
INFORMATION

Town:	Paimpol
Department:	Côtes-d'Armor
Bed:	9
Bath:	4
Floor:	260 m2
Plot Size:	14247 m2

IN BRIEF

Fantastic potential for this beautifully renovated domaine, ideally located just 4km from Paimpol, close to the stunning beaches of Brittany's Goëlo coast & the islands of Bréhat. Set within 1.4 hectares, the property currently operates successfully as a gîte complex, comprising a main house, two tastefully renovated gîtes and a range of outbuildings. The main house offers three floors, with four bedrooms and spacious open-plan living areas, while the first gîte accommodates up to 7 guests and the second up to 5. Previous planning approval has been granted for an additional gîte and camping pitches, offering further development potential subject to reinstatement by the buyer. Practical infrastructure includes mains and well water, a septic system designed for up to 35 people and a water pressure regulator. Overall, an excellent opportunity to continue an established tourism business in a...

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: **3820 EUR**

NOTES

DESCRIPTION

Stone-build gite complex comprising :

MAIN HOUSE with, on the GROUND FLOOR :

- Open living space 58.10m² comprising salon, dining space & open fitted kitchen
- Shower room 3.29m² with toilet

FIRST FLOOR :

- Landing 4.16m²
- 2 Bedrooms 15.37m² & 18.56m²
- Shower room 3.57m²
- Toilet

SECOND FLOOR :

- Landing 3.42m²
- 2 small bedrooms
- Toilet

GITE N° 1 - on the GROUND FLOOR :

- Open living space 35.05m²
- Store room 2.21m²
- Bedroom 11.44m²
- Shower room
- Toilet

FIRST FLOOR :

- Landing 2.46m²
- 2 Bedrooms 9m² & 10.15m²
- Shower room 3.51m²
- Toilet

GITE N°2 - on the GROUND FLOOR :

- Open living space 33.59m² with open kitchen
- Shower room 5.8m²
- Toilet

FIRST FLOOR :

- Landing 2.64m²
- 2 Bedrooms
- WC

EXTERIOR :

- Barn 300m² & adjoining to the main house and gite 2
- Stone outbuildings serving as technical space, storage and garage
- Orchard and vegetable garden