

Very successful luxury complex of five gîtes + large main house, extensive land, two pools.



INFORMATION

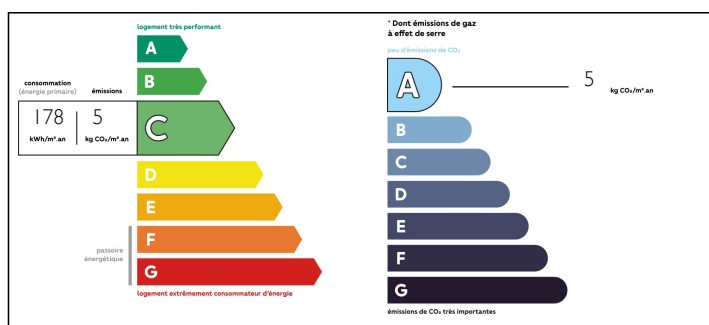
Town:	Pontivy
Department:	Morbihan
Bed:	16
Bath:	9
Floor:	535.6 m2
Plot Size:	43072 m2

IN BRIEF

In a tranquil location near the Blavet, discover this beautiful pair of characterful stone farmhouses, divided into a large main house and five gîtes - extensively renovated to a superb standard. This highly successful complex offers you a stunning home and a ready to go business with advance bookings already in place for next year. Situated in extensive private terrain with two swimming pools, two ponds, petanque piste, not overlooked, this is a real oasis in the heart of Brittany. Flower meadows, award winning gardens including a Japanese garden and a stream, you can indulge in fishing, enjoy a heated swimming pool, many hiking trails or just relax and watch the wildlife. Access to the Blavet is possible directly from the property (get your kayaks ready!), just 10 km to stunning Lac de Guerlédan and 10 minutes from the bustling medieval and Napoleonic town of Pontivy.



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.



DESCRIPTION

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In excellent condition throughout and with no work to do, this really is a one in a million opportunity to buy your dream home and a highly successful business - with more room for growth, all in beautiful Brittany. Explore everything the region has to offer from fine dining, beaches, history and culture.

Financial capacity references required before visits.

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

LOCAL TAXES

Taxe foncière: **4036 EUR**

NOTES