



Agence NEWTON



FINISTERE Nr Huelgoat - Currently running as a Bed and Breakfast!,

€289,995

29690, Finistère, Brittany

Ref: JD-3206

* 5 Beds * 3 Baths * 203m2

Stone manor house consists of 5 bedrooms, 3 bathrooms and 4 reception rooms. The property is situated in the pretty village of Berrien which is located in the 'Parc Naturel Régional d'Armorique', the village has a bar tac and a bakery approximately a 100 meters away. Only 4kms away you have the larger...

- Distance from airport: 67km Distance from highway: 10km Distance from school: 0km Distance from sea: 27km Distance from shops: 0km Distance from station: 20km Energy Consumption: E Number of rooms: 9 Number of WCs: 1 Type of heating: Bois_Electrique Windows: Bois double vitrage Year built: 1600

Telephone: +44 (0) 1225 463752 Email: info@francemedia.com

FranceMediaLtd, Cambridge House, Henry Street, Bath, BA11JS, United Kingdom

French Entrée 

Property Description

Stone manor house consists of 5 bedrooms, 3 bathrooms and 4 reception rooms. The property is situated in the pretty village of Berrien which is located in the 'Parc Naturel Régional d'Armorique', the village has a bar and a bakery approximately a 100 meters away. Only 4kms away you have the larger town of Huelgoat which has a number of restaurants, bars, shops and a stunning lake, there are a number of walks that take you through an enchanted forest where you will see a formation of boulders and rocks that have formed over 1000s of years. The property is only 20 minutes' drive away from the city of Morlaix with its stunning French architecture and pretty harbour. Here there are also lots of restaurants, shops and amenities to go and explore. The coast is approximately a 25 minute drive away. The property has had substantial renovation over the last few years, the owners have retained many original and stunning 16th Century features such as rose granite flagstone flooring, grand fireplaces, archways and window reveals. It has been run as a successful bed and breakfast business for a number of years and it has provided them with a good proven income. The property was renovated from 2015-2018 and has had all new electrics, plumbing, bathrooms, new kitchen, double glazing windows and doors, the property is on mains drainage. The well equipped kitchen is a chef's dream, it includes 2 ovens, induction hob, Siemens dishwasher, a double ceramic sink and a steam integrated 1000w microwave. There is a large island unit with a solid oak worktop and 6 cupboards with contrasting grey doors which have an integrated electric socket tower. The kitchen overlooks the front of the property with double glazed wooden windows and door. It has a 14kw Invicta wood burner which is great on those wintery evening, the floor has the original rose granite flagstones and original chestnut beams are visible. A rose granite archway leads to another reception room which is currently being used as the owner's formal dining room this has double glazed doors to the rear and overlooks the fields. From the kitchen there is another reception room which the owners use and there are patio doors that lead you out onto a gravelled court yard. In this room there are stairs that lead you up to the 5th bedroom (the owners use this as their bedroom). Please note there is restricted head height in this bedroom. The kitchen also leads you into the hallway with stairs to the bedrooms, a WC and utility room. Off from the hallway you enter the guest breakfast room which consists of the original grand stone fireplace (Invicta 7kw wood burner) and double glazed window to the front garden. In the bed and breakfast part of the property there are 4 letting rooms and these consist of bedrooms 1 and 2 which are a suite and have a useful interconnecting door these can be joined or separated and also share an ensuite. The ensuite can also be accessed from the landing. Bedroom 3 has a large ensuite with a bath and a separate shower. The bathroom can be accessed from the hallway or from the bedroom directly. Bedroom 4 has a granite fireplace, exposed stonework, double glazed window to front and a double glazed window to the rear from ensuite. The ensuite has a freestanding bath, shower and a double sink. All rooms have digital programmable radiators and the bathrooms have heated towel radiators. All of the bedrooms overlook the front of the property. There is also a mezzanine loft room (5th bedroom) with another a WC, bath and sink. This is currently used by the owners as their bedroom or could be a useful extra room for storage with its own staircase, also ideal as a children/teens den. Outside of the property there are fields to the rear and side, an ancient village church to the front, a 944m² manageable garden, including gravelled gated access to the front for parking, side private garden and a vegetable plot, a front formal garden, 2 ancient slate roofed stone wells and a rear walled private courtyard. There is a lean-to outbuilding (20m²) which is used for a tool/garden store with double door, a roof-light window and has an electricity supply. The property has been totally re-wired, all new plumbing and also connected to mains village drainage. It has a good WIFI and broadband connection, there are 2 satellite dishes providing free satellite TV. The owners have run this as a successful Bed and Breakfast for the last 4 seasons with great returns. If you are looking for a business opportunity please do not miss out on this property because it is already for you to start your new venture. dont 5.45 % honoraires TTC à la charge de l'acquéreur.

Gallery

