



## 6 Bedroom House,

56000, Vannes, Morbihan, Brittany

\* 6 Beds \* 191.4m2

€1,217,155

Ref: LN-YR8GL

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**French Entrée** 

## Property Description

Ref. 3987 Invest in an exceptional estate located in the Gulf of Morbihan

The property is located in southern Brittany in the exceptional setting of the Gulf of Morbihan. The first beaches, shops, services and activities are only a few minutes away.

A sumptuous one-kilometre bridleway, lined with century-old trees, leads to the 19th century château and its various outbuildings, with secure access. A 300 sqm glass roof magnifies the south facade of the castle.

The property extends over almost 25 hectares (61,77 acres) on an exceptional site. The 9-hectare (22-acre) walled parklands are home to noble, century-old trees and 3 ponds. A place full of serenity, an invitation to disconnect and well-being.

The property is intended to become a place of exchange and conviviality for all types of private or professional events. The tourist appeal of the Gulf of Morbihan and the economic dynamism of the region fully justify this project.

The design and implementation of the project are carried out by high quality professionals and meet the objective of enhancing and optimising the 5,000 sqm of buildings while respecting sustainable development.

The rehabilitation of the buildings is structured around the development of a reception room (450 sqm) with a capacity of 120 people. The château's rooms will be equipped to host professional seminars.

Various activities will be offered to guests: Games room, fitness room, wellness area, night club, tennis, heated swimming pool in the park...

Para-hotel services will be offered to the occupants of the accommodation (professional catering, cleaning, laundry, etc.).

There will also be a farm area (vegetable garden, henhouse, etc.) and a mini golf course.

Eco-lodges will eventually be installed to take advantage of this privileged environment.

Become an owner-investor in this exceptional estate!

It is possible to acquire :

one or more property shares (each accommodation offered is divided into 8 undivided shares),

or a complete house, at a discounted price (offer valid until August 31st 2022).

The investment benefits from the "non-professional furnished rental" (LMNP) tax system: no tax on the rents, 100% recovery of the VAT at the time of acquisition, benefit at the time of resale of the real estate capital gains regime for individuals, amortization of the bank loan by the rents received.

Under a 12-year commercial lease (minimum 9 years), you will benefit from a fixed monthly rent corresponding to a profitability of 4% (excluding VAT) per year in relation to the purchase price (excluding VAT).

The property tax and costs are paid by the operator.

Each unit is delivered furnished and equipped. It includes numbered private parking spaces in the estate car park. It is possible for investor owners to occupy the accommodation for a few days or weeks per year, on request.

3 Farm houses and 3 Loft are available for sale; 3 farm houses are already booked.

The first deliveries will be made in early 2023.

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## Gallery

