



## Exceptional 8-Bedroom B&B for Sale in Rostrenen, Brittany – The Perfect Lifestyle



### Information de l'agent

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Specialties:	
Property Type:	Apartments
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 559,000

#### Location

Pays:	France
État/Région/Province:	Bretagne
Ville:	Rostrenen
Adresse:	La Maison du Canal Lieu-dit Pont Auffret
Indicatif régional:	22110
Soumis:	29/01/2025

#### Description:

Exceptional 8-Bedroom B&B for Sale in Rostrenen, Brittany – The Perfect Lifestyle Opportunity

Esales Property ID: es5554449

#### Property Location

La Maison du Canal, Pont Auffret, Rostrenen,

Central Brittany, 22110, FRANCE

#### Property Details

A Canal-Side Retreat: Magnificent 8-Bedroom Home on the Nantes-Brest Canal



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This magnificent 8-bedroom home, nestled along the picturesque Nantes-Brest Canal, presents a rare and exciting opportunity. Whether you envision a grand family residence or a thriving hospitality business, this exceptional property offers unparalleled charm and versatility.

### A Haven of Tranquility:

Located just minutes from the charming towns of Rostrenen and Carhaix, this idyllic retreat offers a peaceful escape from the hustle and bustle of city life. Nestled amongst tranquil countryside, the property provides a sense of serenity and seclusion while remaining conveniently connected to local amenities.

### A Home of Grand Proportions:

This spacious residence boasts a wealth of living space, perfect for entertaining guests or enjoying life with a large family.

#### \* Ground Floor:

- \* A welcoming entrance hall leads to the expansive living room (25m<sup>2</sup>), filled with natural light.
- \* The fully-fitted kitchen (29m<sup>2</sup>) is a chef's dream, offering ample space for culinary creativity.
- \* A separate dining room (17m<sup>2</sup>) provides a dedicated space for enjoying meals with family and friends.
- \* A remarkable heated indoor swimming pool offers a refreshing escape from the summer heat.
- \* A spacious terrace provides seamless indoor-outdoor living, perfect for al fresco dining and relaxation.

#### \* First Floor:

- \* A self-contained apartment featuring two double bedrooms (9m<sup>2</sup> and 10m<sup>2</sup>), each with en-suite bathrooms, a living/dining area (23m<sup>2</sup>), and a fully-equipped kitchen (9m<sup>2</sup>).
- \* A triple bedroom (10m<sup>2</sup>) with a single bedroom (5m<sup>2</sup>) and en-suite shower room.
- \* A family suite comprising two double bedrooms (12m<sup>2</sup> and 8m<sup>2</sup>) and a shared shower room with WC.
- \* A versatile study/storage room (10m<sup>2</sup>).

#### \* Second Floor:

- \* A triple bedroom divided into a double, a single, and a shower room with WC.
- \* Two double bedrooms, each with its own en-suite shower room and WC.

### Outdoor Living and Amenities:

The terrace seamlessly connects the indoor and outdoor spaces, leading to a beautifully landscaped garden. Mature vines and fruit trees adorn the grounds, creating a picturesque and productive environment.

#### \* Garden Features:

- \* Play areas for children
- \* Secure bicycle storage
- \* A spacious garage
- \* Ample parking space



## A Successful Bed & Breakfast Opportunity:

With eight bedrooms, seven bathrooms, and a range of living spaces, this property presents a fantastic opportunity for a thriving bed and breakfast business. The tranquil location, combined with the charm of the property and the picturesque surroundings, will undoubtedly attract discerning travelers seeking a unique and unforgettable experience.

## Embrace the Breton Lifestyle:

Experience the charm of rural Brittany in this exceptional property. Explore the scenic countryside, discover local markets, and savor the region's renowned cuisine. This is an opportunity to create a truly remarkable home or a thriving business venture in one of the most beautiful regions of France.

## ABOUT THE AREA

Rostrenen, a charming commune nestled in the heart of Brittany, France, offers a captivating blend of rural tranquility and cultural richness. Situated in the Côtes-d'Armor department, this picturesque town boasts a unique character, inviting visitors to immerse themselves in the authentic Breton experience.

Rostrenen is renowned for its picturesque landscapes, with rolling hills, verdant forests, and meandering rivers shaping the surrounding scenery. The town itself retains a traditional charm, with its quaint streets lined with charming stone houses and local shops.

The region surrounding Rostrenen offers a wealth of outdoor activities, from hiking and cycling trails to fishing and kayaking on the nearby rivers and lakes. For those seeking cultural immersion, the area boasts a rich history and heritage, with numerous megalithic sites, ancient churches, and traditional festivals celebrating Breton culture.

Rostrenen is conveniently located within easy reach of other charming Breton towns and villages. The vibrant city of Brest, with its bustling port and rich maritime history, is within driving distance, offering access to a wider range of cultural and entertainment options.

The nearest airport to Rostrenen is Brest Bretagne Airport (BES), located approximately 80 kilometers away. This airport offers connections to major French cities and international destinations, making it easily accessible for travelers from around the world.

Whether you're seeking a peaceful retreat, an active outdoor adventure, or a cultural immersion, Rostrenen offers a unique and unforgettable experience.

## MAiN FEATURES:

\* 418m<sup>2</sup> of living space

\* 3465m<sup>2</sup> plot



- \* 8 Bedrooms
- \* 7 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* Swimming Pool
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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## Commun

Chambres: 8  
Salle de bains: 7  
Pied carré fini: 418 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: <https://www.youtube.com/embed/ESUIAKtVib0>

## Contact information

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