



## Luxury House & Gite For Sale In Chateauneuf-du-Faou Brittany



### Informazioni sull'Agente

Nome:	Niall Madden
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Experience since:	2002
Tipo di servizio:	Selling a Property
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Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 275,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Brittany
Città:	Chateauneuf-du-Faou
Indirizzo:	Kerneatred
Cap:	29520
Pubblicato:	07/06/2024
Descrizione:	Luxury House & Gite For Sale In Chateauneuf-du-Faou Brittany France

Esales Property ID: es5554178

Property Location

2 Lieu-dit-Kerneatred

Chateauneuf-du-Faou

Finistere

29520



France

## Property Details

### Own a Piece of French Charm: Character Property with Income Potential

Nestled amidst the picturesque Breton countryside, this captivating property presents a dream come true for those seeking a rural retreat with income potential. Imagine waking up to the gentle chirping of birds, surrounded by lush greenery and the tranquility of nature. This character property, steeped in history and charm, offers a comfortable living space, a thriving 3-star gite (vacation rental), and ample land for creating your own personal haven.

#### A Century of Character:

The main house, dating back to the 1800s, boasts a timeless charm that transcends generations. The 122 square meter (1,312 sq ft) interior unfolds into a haven of comfort and functionality. Three well-appointed bedrooms provide ample space for families or guests. The master bedroom, a tranquil sanctuary, features an en-suite bathroom for added convenience. A family bathroom caters to everyone's needs, ensuring a comfortable stay.

#### Modern Comfort Meets Rustic Charm:

Step into the expansive open-plan living area, the heart of the home. Imagine cozy evenings spent curled up by the crackling warmth of the feature wood burner, sharing stories and laughter with loved ones. The adjacent dining room offers flexibility, ideal for formal gatherings or creating a dedicated office space. Modern amenities seamlessly blend with the rustic charm, featuring a well-equipped kitchen with marble worktops and a large double oven range, perfect for culinary creations. A utility room and cloakroom provide additional storage and convenience.

#### A Haven for Indoor-Outdoor Living:

Beyond the inviting interiors, the property unfolds into a captivating outdoor paradise. Imagine stepping out onto the beautiful garden, a tapestry of mature trees and vibrant shrubs, offering a tranquil escape. A spacious patio area provides the perfect setting for al fresco meals and gatherings under the Breton sky. For those seeking panoramic views, a unique first-floor 'skydeck' with a glass balustrade beckons, allowing you to admire the breathtaking rural landscape in all directions.

#### Unwind and Reconnect:

Beyond the main house lies a charming annex, aptly named 'Gite Petite Florence,' a successful 3-star vacation rental. This self-contained unit boasts 71 square meters (764 sq ft) of living space, offering a private haven for visiting family, friends, or generating rental income. Featuring two bedrooms, a fully equipped kitchen/diner, and a cozy lounge with its own wood burner, the gite provides all the comforts of home for your guests. A separate patio area, a small garden, and dedicated parking ensure their privacy and convenience.



## Strategic Location: A Gateway to Adventure:

The property's idyllic location places you at the heart of serenity and adventure. Situated near the Nante-Brest canal, the property offers opportunities for scenic walks, peaceful bike rides, or even exploring the waterways by boat. For those seeking a taste of local life, a charming restaurant/bar is just a short walk away. The bustling town of Châteauneuf-du-Faou, with its shops and amenities, is a mere 5-minute drive, ensuring convenient access to all your necessities.

## A Thriving Gite Business:

The established gite presents a lucrative opportunity. 'Gite Petite Florence,' with its successful 3-star rating, offers a steady income stream. Imagine owning a property that not only provides you with a comfortable home but also generates income to support your lifestyle. With its charming ambiance and convenient location, the gite has been a popular choice for travelers seeking a taste of Breton charm, ensuring continued success in the future.

## Embrace the Breton Lifestyle:

Owning this exceptional property isn't just about acquiring a house; it's about embracing the Breton way of life. Immerse yourself in the rich culture, savor the delicious cuisine, and explore the captivating landscapes that surround you. This property offers a unique opportunity to create a haven for relaxation, connection, and generating income. Contact us today to schedule a viewing and discover the idyllic lifestyle that awaits you in Brittany.

## ABOUT THE AREA

Nestled amidst the verdant landscapes of Brittany, France, Châteauneuf-du-Faou beckons travelers seeking a blend of historical intrigue, cultural immersion, and natural beauty. Imagine strolling through the town's charming center, a tapestry of medieval architecture and bustling markets overflowing with local produce and handcrafted souvenirs. Friendly locals greet you with warm smiles, and the aroma of freshly baked bread wafts from inviting cafes. Châteauneuf-du-Faou, with its rich heritage and welcoming atmosphere, offers a captivating glimpse into the heart of Brittany.

Beyond its picturesque exterior, Châteauneuf-du-Faou boasts a fascinating past waiting to be explored. Step back in time by visiting the imposing Château de Kerjean, a 15th-century fortress that once served as the residence of powerful noble families. Imagine wandering through its grand halls, envisioning knights and ladies in their finery, and marveling at the architectural details that whisper tales of a bygone era. Delve deeper into the town's history at the Musée du Faou, where captivating exhibits showcase the region's evolution through the ages. From ancient artifacts to remnants of the French Revolution, the museum provides a rich tapestry of knowledge, enriching your understanding of this remarkable town.

However, Châteauneuf-du-Faou's charm extends far beyond its historical treasures. This vibrant town serves as a gateway to a vast network of outdoor adventures. Just outside the city limits, rolling hills and lush valleys beckon nature enthusiasts. Imagine embarking on scenic hikes through verdant landscapes,



encountering diverse wildlife, and witnessing breathtaking panoramic vistas. For those seeking a more aquatic experience, the nearby Aulne River offers opportunities for kayaking, swimming, and even white-water rafting, providing a thrilling adrenaline rush amidst stunning natural scenery. Châteauneuf-du-Faou caters to all outdoor enthusiasts, inviting you to reconnect with nature and create lasting memories.

While Châteauneuf-du-Faou itself offers a wealth of experiences, its strategic location allows easy exploration of the surrounding region. A short drive away lies the captivating city of Quimper, renowned for its faience pottery and charming medieval quarter. Venture further afield to explore the captivating landscapes of the Pointe du Raz, where rugged cliffs and crashing waves create a dramatic spectacle. Châteauneuf-du-Faou serves as a perfect base camp for exploring the diverse wonders of Brittany, ensuring a truly unforgettable journey.

## MAiN FEATURES:

- \* 193m<sup>2</sup> of living space
- \* 3159m<sup>2</sup> plot
- \* 5 Bedrooms between all dwellings
- \* 3 Bathrooms between all dwellings
- \* Stunning Views
- \* Private Parking
- \* Private Garden
- \* 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
- \* Gite Rental Potential through Airbnb and Booking.com

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## Comune

Camere da letto:	5
Bagni:	3
Finito piedi quadrati:	193 mq

## Lease terms

Date Available:

## Informazioni aggiuntive

Virtual tour URL: [https://www.youtube.com/embed/IG4H6gS3SNk?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent](https://www.youtube.com/embed/IG4H6gS3SNk?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autohide=2&wmode=transparent)

## Contact information

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