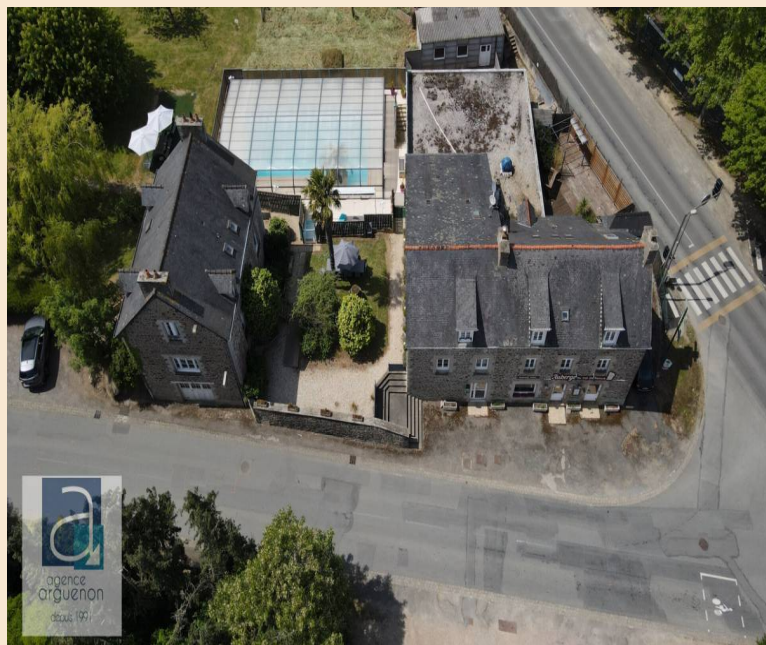


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House for sale in St Samson Sur Rance in Brittany

St Samson Sur Rance , Côtes-d'Armor , Brittany



€676,190

inc. of agency fees

11 Beds 401 sqm 0.31 ha

Located in a privileged environment on the banks of the Rance river, this rare real estate complex combines charm, potential, and functionality. It is...

At a Glance

Reference MFH-DIN12496-MT

Bed 11

Land 0.31 ha

Near to

St Samson Sur
Rance

Pool

No

Price €676,190

Hab.Space 401 sqm

Land Tax N/A

Property Description

Located in a privileged environment on the banks of the Rance river, this rare real estate complex combines charm, potential, and functionality. It is aimed at those who wish to combine private life and professional activity in a highly sought-after natural and tourist setting. It consists of two main buildings: An old stone house currently used as a gîte, on two levels with a garage. It includes a cozy living room, a fitted kitchen, and five bedrooms, allowing it to accommodate up to 10 to 12 people. This gîte is operational and generates seasonal profitability, thanks to its sought-after location. A former stone inn, formerly used as a hotel/restaurant, now transformed into a mixed-use building comprising: On the ground floor, a restaurant with reception room, professional kitchen, toilets, and several technical rooms (storeroom, cold room, cellar, etc.) ready for operation or to be reconfigured as needed. Upstairs, two duplex-type apartments, one with independent access. Bright, with an environment close to the Rance towpath, it is perfect for a complementary rental operation or to accommodate the managers/owners. Each duplex offers 3 bedrooms and is well maintained. The Exteriors et facilities offer a partially enclosed, buildable plot, leaving the possibility of extensions or new developments (additional accommodation, workshops, wellness areas, etc.), The semi-professional indoor swimming pool, perfectly integrated into the environment, is ideal to complete the tourist accommodation offer or for additional activities (wellness, aquagym, etc.), The exteriors are completed with two technical rooms dedicated to the management of the swimming pool and the activity, including the well-kept green spaces, terrace, and parking. It is a prime location, in the immediate vicinity of the towpaths and the banks of the Rance, in a lively and busy area year-round and in season, close to shops and services. A versatile property, ideal for developing a comprehensive tourism project (gîte, catering, accommodation), establishing a primary residence with activities, or creating a shared living or event space. We're here to help! (4.03 % fees incl. VAT at the buyer's expense.)

Summary

Property type:	House
Bedrooms:	11
Price	€676,190

Key Information

Internal Area:	401 sqm
Land Area:	0.31 ha

Location: Brittany



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C. BAUER – Sunday Times

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S. and L. BROWN



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