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## For sale bed and breakfast and gite property Pays d'Auray Morbihan

Auray , Morbihan , Brittany



**€1,497,500**

inc. of agency fees

430 sqm

0.22 ha

This beautiful property of more than 400 m<sup>2</sup> seduces with its volumes and its top-of-the-range services.

Composed of five guest rooms and two cottages, this set located on more than 2000 m<sup>2</sup> of land is...

### At a Glance

**Reference** MFH-DBL165382-EL

**Land** 0.22 ha

**Near to** Auray

**Pool** No

**Price** €1,497,500

**Hab.Space** 430 sqm

**Land Tax** N/A

### Property Description

This beautiful property of more than 400 m<sup>2</sup> seduces with its volumes and its top-of-the-range services. Composed of five guest rooms and two cottages, this set located on more than 2000 m<sup>2</sup> of land is ideally located, between sea and countryside, a few minutes from Auray and the Gulf of Morbihan. Ideal for a dynamic recovery that owners would like to pass on.

#### Description:

The main entrance serves the different wings of this perfectly maintained property.

The first is dedicated to four guest rooms, all decorated and furnished with top-of-the-range materials. The first two bedrooms, large and bright, are equipped with two spa bathrooms with jacuzzi. Both have an intimate and private terrace.

Upstairs, there are two other guest rooms with shower room, one of which is family, each furnished with care. Privacy and tranquility are guaranteed in this top-of-the-range first wing, also equipped with a wellness area with hammam and sauna, and a heated indoor swimming pool.

The second wing is composed of a large living room intended for the table d'hôte, a large fitted and equipped kitchen, a laundry room and a lounge area.

The ground floor bedroom with dressing room and shower room can be considered as a private space or be transformed into an additional guest bedroom.

Upstairs are an office, a fifth bedroom and an attic.

A large garage completes this wing.

A first gîte, over 100 m<sup>2</sup>, can accommodate six people comfortably.

The ground floor is fully equipped for people with reduced mobility with a lounge area, a kitchen, a bedroom and a bathroom.

The floor is composed of a large bedroom and a bathroom. The private terrace allows you to enjoy the garden in complete privacy.

The second cottage offers a kitchen, a bedroom and a bathroom as well as a private outdoor space.

The paved parking space offers a dedicated location.

The property is partly bordered by a field and enjoys stunning views of the countryside. The calm environment allows you to relax in peace, while being a few minutes from the coast.

#### Surrounding area :

The Gulf of Morbihan is 15 minutes away, the town of Auray and its LGV station 10 minutes away. Vannes is 20 minutes away and the beaches 25 minutes away. of which 3.28 % fees incl. VAT at the buyer's expense.

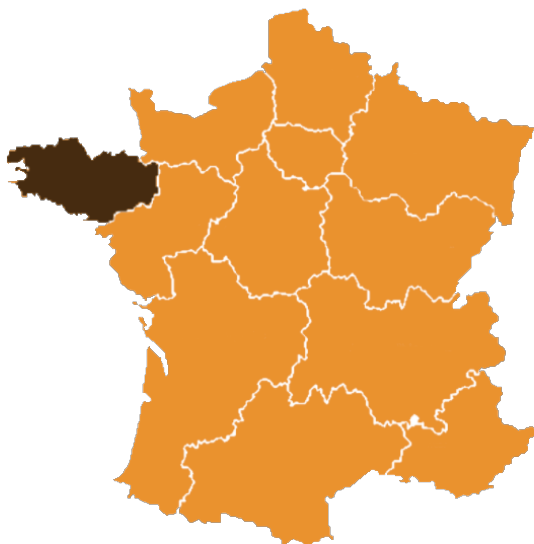
Summary

Property type: Mansion  
Price €1,497,500

Key Information

Internal Area: 430 sqm  
Land Area: 0.22 ha

Location: Brittany



## Gallery











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