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FOR SALE BY PRIVATE TREATY

Manoir de Kermoel
French Cottage Holidays
Kernascleden
56540
FRANCE



S1917

VIEWING: Strictly and only by prior appointment through the Vendor's Sole Selling Agents.
Charles F Jones & Son LLP.



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SUMMARY:

- **Rare opportunity to purchase an exclusive luxury holiday establishment in Brittany, France.**
- **With 8 Holiday cottages a mobile home for staff and planning permission to develop a further 8 holiday cottages.**
- **The whole property occupies approximately 5 acres [2.02ha] of landscaped gardens and farmland.**
- **Charming situation in rural France with an abundance of activities in the local area.**

LOCATION

Le Manoir Kermoel is located in the historic village of Kernascleden which is 10 minutes from the town of Guemene-sur-Scorff and 25 minutes from the towns of Vannes, Locminé, Lorient, Pontivy and Baud. The property is located off the D782 to Kernascleden, When entering the village of Kernascleden (from Guemene-sur-Scorff) take a right before the Church signed posted St Caradec on the D178, after 1 1/2 Miles take a right at the stone cross signed posted Kermoel the property is approximately 1 Mile on the right.

The Côte Sauvage, Quiberon, Carnac, Etel, Locmariaquer, Larmor Plage have some of the best beaches in the area and they are all within easy driving distance.

When travelling from abroad, the property is accessible by airports at Dinard and Nantes which are approximately a two-hour drive and the airport at Rennes and Lorient are about hour and a half. Brest airport is approximately one hour drive from Le Manoir. Ferry ports are located at St Malo and Roscoff and are approximately a two hour car journey and a four hour car journey from the ports of Caen and Cherbourg. The Channel tunnel and the Port of Calais are approximately eight to ten hours.

The area is distinctly rural with local amenities available within the village and at the town of Guemene-sur-Scorff including shops, bars and restaurants. The area benefits from the qualities associate rural France such as castles, local markets, antique fairs and flea markets.

Local activities include golf, fishing, horse riding, cycling, clay pigeon shooting, archery, tennis to name a few. A host of water sports are also available such as sailing, canoeing, windsurfing, kite surfing.



DESCRIPTION

The property is located off a tertiary road in a hamlet known as Kermoel, a gravel driveway extends onto the property providing access to each cottage; a parking area is located towards the entrance to the site for residence.

The whole property extends to approximately 5 acres [2.02 ha] of landscaped gardens and farmland; it currently consists of an attractively laid out hamlet of luxury stone built cottages. The development benefits swimming pool and leisure facilities. In total there are 8 cottages with planning permission for a further 8 to be developed. The original development has been completed to high standard. A Bluebird Seville 2 bedroom static caravan is situated on site for use by staff.

The amenities building is constructed of rendered block with pitched slate roof and has a games room with table tennis, pool table and various other games all owned by property. Also contained within the building are changing rooms with toilet and shower facilities. To the rear of building is an impressive swimming pool area with sunbathing deck, Jacuzzi and sophisticated retractable roof, all of which is enclosed within a picket fence.

Cottages:

The Manor House: An attractive stone built manoir which sleeps 8 and consists: - king size bedroom with en-suite – open mezzanine with king size bed – Upstairs Cathedral room with 4 beds – fully equipped kitchen – modern limestone bathroom with power shower and bath – Under floor heating – Lounge/Dining room with French windows leading on to private BBQ terrace.

The Beeches: A spacious stone built converted farmers cottage which sleeps 5 and consists: – En-suite double bedroom – Upstairs en-suite family bedroom with double bed and one single – Fully equipped beech Kitchen – Lounge/Dining area – full central heating – decked patio area with BBQ.

The Chesnuts: A characteristic stone built family cottage which sleeps 6 and consists: – Two large en-suite family bedrooms with double and single bed– entrance hall with solid oak stairs – Fully equipped Kitchen – Lounge Dining area – full central heating – decked patio area with BBQ.

The Oaks: An attractive stone built gite sleeps 4 and consists: – En-suite double bedroom – one double bedroom and one twin bedroom – Fully equipped Kitchen – entrance hall with minstrel gallery – Lounge / Dining area – full central heating – decked patio area with BBQ.



The Ivy: A traditional large detached family gite which Sleeps 7 and consists: – En-suite double bedroom – Upstairs two large bedrooms one with King size bed the other with three singles – Fully equipped Kitchen – Modern upstairs bathroom with corner bath / shower – Lounge / Dining area – full central heating – French doors leading to BBQ Area.

The Laurels: Individual detached cottage with wheelchair access which Sleeps 7 and consists: – Downstairs en-suite double bedroom with wheel chair access– Upstairs two large family bedrooms one with King size bed the other with three singles – Fully equipped Kitchen – Modern upstairs bathroom with bath / shower – Lounge / Dining area – full central heating – Private BBQ terrace.

The Elms: A semi-detached cottage which sleeps 6 and consists: – Upstairs large double bedroom one – two twin bedrooms with family shower room - fully equipped kitchen – modern upstairs bathroom with corner bath / shower – large open plan Lounge with French stone fireplace– full central heating – Dining area with French doors leading to decked BBQ Area.

The Hollies: An attractive stone cottage which Sleeps 4 and consists: – Double bedroom – Twin bedroom – Fully equipped Kitchen – Wet room with power shower – Lounge with wooden floors – full central heating – Dining area with French doors leading to decked BBQ Area.

SERVICES

Drains: 5 x septic tank
 Electricity: Mains 3 phase electricity
 Gas: Piped gas from underground bulk tanks (Primagaz)
 Water: Mains

TARIFFS: Information on tariffs can be found on the website below.

PRICE: Guide Price: £1,400,000

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Further information can be found on: www.brittanycottagesdirect.co.uk

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