

**Price on request**

**Contact agency**

**Instinct Immobilier**

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**For sale property**

**16 rooms**

**Surface : 460 m²**

**Surface of the land : 6596 m²**

**Features :**

Maison d'habitation sur 2 niveaux, Maison ou gîte, 5 chambres d'hôtes, restaurant, cellar, double glazing, workshop, Laundry room, CALM

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



## Property 24 Plogoff

Exceptional estate with cottages and restaurant: a unique setting between land and sea. Discover a unique place where authentic Breton charm meets entrepreneurial potential, just minutes from the beaches and the port of Audierne. This rare estate, nestled on over 6,500 m² of land, offers an unparalleled living and working environment, perfect for bringing your life plans, hospitality ventures, or tourism investments to fruition. The entire property includes a main house of 147 m² spread over two levels, designed for warmth and comfort. Inside, you'll find a spacious kitchen, a bright dining room, a cozy living room, four bedrooms, two shower rooms, a bathroom, and a room dedicated to breakfasts. This space is ideal for hosting a large family, welcoming friends, or offering guest rooms in an authentic setting. The estate also features an independent penty of 77.5 m², ready to be customized as you wish: additional accommodation, artist's studio, wellness area, or holiday rental. The guesthouse section offers five furnished bedrooms, including two large 17 m² rooms with showers, two spacious duplexes (31.5 m² and 29 m²) with showers, and one 18 m² bedroom with a private bathroom. Each room provides privacy and comfort, perfect for welcoming travelers seeking change of scenery and tranquility. On the dining side, the property includes a 122.5 m² restaurant, fully equipped for professional use: large kitchen, prep room, cold storage, freezer room, pantry, changing room, sales area, entrance hall, and



This estate is much more than just a property. It's a genuine opportunity to create a tailor-made lifestyle, invest in tourism or events, or simply settle in an exceptional natural environment. Imagine welcoming your guests in an authentic Breton setting, hosting unforgettable events, or living to the rhythm of the sea and countryside, all while benefiting from strong development potential. Don't miss this unique chance to become the owner of a multifaceted estate, where every space

can be reinvented according to your desires and ambitions. Contact us to discover this hidden gem of Cap Sizun and bring all your projects to life in an extraordinary setting!

Fees and charges :