

## Price on request

### Contact agency

**BBII - Danielle Steens**

20 Rue de l'étang

22480 Canihuel

06 28 49 44 22 / Danielle.steens@orange.fr

### For sale house

**12 rooms**

**Surface : 340 m²**

**Surface of the living : 45 m²**

**Surface of the land : 1018 m²**

**Year of construction : 1950**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Fuel**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : slate**

### Features :

electric shutters, 2 terraces, attic, cellar, Jeux d'enfants

6 bedroom

2 terraces

1 bathroom

1 shower

3 WC

2 garage

2 parkings

1 cellar

**Energy class (dpe) : C**

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



## House 8975-41 Corlay

**EXCEPTIONAL – ETANG DU PELLINEC in CANIHEL** in a unique and peaceful setting: Contemporary house with a living area of 340m² on a plot of 1,018m² . Currently operating as a quality restaurant in business for 29 years, with a very attractive turnover, benefiting from a loyal clientele and an excellent reputation. This versatile property can be used as a residential home for a large family or to pursue a commercial activity in catering, with the possibility of support from the current owner, OR any other concept: reception rooms, bar, dance hall, guest rooms, etc. The ground floor, with a surface area of 215 m², offers: a spacious entrance, 3 large dining rooms, 1 large kitchen fully equipped to current standards, toilet area: washbasin and toilet. On the 1st floor: 5 bedrooms, 1 office, linen room, bathroom, shower room and 2 toilets. An external staircase access is in place and allows independent access. The attic remains convertible. Storeroom, cellar, attic, garden chalet, 2 carports, parking space, garden. Double-glazed aluminum joinery, compliant individual sanitation, oil heating A rare opportunity to seize, ideal for a professional project or a residence in an enchanting setting. Property tax: €851/year – Energy class: C Price: €269,000 including tax Contact: Danielle STEENS: 06 28 49 44 22

Fees and charges :

