

FOR SALE €330,000.00 ONO

The Old School House & The Old School Rooms

9 & 11 Route de Morlaix, 29640, Bolazec, Finistere, Brittany, France

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Two self-contained adjacent properties in the small village of Bolazec, Brittany. Set in the monts d'Arree National Park, yet only 25 mins from the coast. Formerly the Old School Rooms and School Mistresses House (latterly the Mayors).



These recently converted properties have been renovated to a very high standard. The School House (*picture left*) has permission to run as a B&B and owner's accommodation, and the adjacent School Rooms (*picture right*) are a self-catering Gite. Making it an idea place to live and run a business. In the rural village of Bolazec is an amazing bar/restaurant which also serves as a tiny village shop. Roscoff & St Malo Ferry ports 1.5 hours, Dinard & Brest Airport 1.5 hours. Callac Train Station 15 mins. Local market towns are Guerlisquin, Callac, Huelgoat, Morlaix. These properties have just been finished and are ready for you to move into.

The Old School House 3 double beds, 1 single bed, kitchen, open plan lounge/diner

Situated over 3 floors. Approached from road or carpark to gravelled front terrace.

Ground Floor –

Entrance porch – with Oak Door, built in storage area, coat hanging. Door leads into

Open plan Lounge and Dining area with marble fire place, 2 electric radiators, tv, satellite & phone connections, 2 double glazed

windows looking towards village, 1 double glazed window overlooking parking area, bespoke Oak staircase leading upstairs,

Kitchen – fully fitted kitchen, with hob, double oven, microwave, washing machine, dish-washer, fridge, French stable door opening

onto gravelled garden area. Electric board.

First Floor: **single bedroom 1** with double glazed window overlooking village, radiator, **Double bedroom 3** with velux window, radiator – shared **shower room** with heated towel rail,

double bedroom 2 double glazed windows overlooking village, radiator, with **ensuite** shower room, heated towel rail, double glazed window overlooking parking area.



Second floor : **master double bedroom 1** with exposed beams and 3 veluxes with views over the Monts d'Arree,

radiator, **ensuite** bathroom with **Jacuzzi** bath, and infrared **sauna** positioned to look out of veluxe over the Monts d'Arree



THE OLD SCHOOL ROOMS

Ground Floor:

Entrance Hall with 2 large double glazed windows.

Double bedroom 1 with door to garden, double glazed window, radiator, ensuite luxury bathroom with slipper bath, storage area inc boiler & electric board

Downstairs **cloakroom** with wc, sink and hanging space

Open plan lounge and kitchen with 4 large double glazed windows, tv, satellite & telephone connections, 3 radiators, door to car parking area and door onto private gravelled garden area. Fitted kitchen comprises hob, fitted oven, dishwasher, washing machine, fridge.

First Floor – **2 single bedrooms** with radiators built in beds & tables, veluxe windows **both ensuite shower rooms** with extra storage space.

Double Bedroom 2 with radiator, veluxe window and ensuite shower room with veluxe window & heated towel rail.

Outside: to the left is a private gravelled area, also a back entrance which leads to a country walk and picnic area, outside lighting, to the right is parking area with space for plenty of cars, to the front is a sunny gravelled area. Electric meters, water connections & mains drainage.

Bolazec – small commune of 199 people, village restaurant/bar/alimentation, mayor's chambers. Set in the heart of the Monts d'Arree national park. This prominent school house and its school rooms have been lovingly restored to a very high standard.

In total the properties comprise:

Porch/hall x 2

Kitchen x 2

Ensuite Single Bedrooms x 2

Single Bedroom* x1

Cloakroom wc x 1

Lounge/dining x 2

Ensuite Double Bedrooms x 4

Double Bedroom* x1

Shared shower room* x 1

Completely re-wired, re-plumbed, new roof, new floors, insulation, double glazed, fully electric central heated, mains drainage. (all receipts & factures available).

The adjacent properties are completely “stand alone” with separate electric meter, water supply etc., therefore if required in the future they can be rented out separately.

Available for immediate sale. No chain. Viewings available immediately.

Discounted rates for B&B and 15% discount offered on Brittany Ferries – contact prior to booking.

For more information please contact Katherine Parris +33296436361

