



Excellent 10 Bed Gites du Manoir Gite Complex For Sale In Runan Brittany France



Agent Info

Name: Niall Madden
Company: Esales Property Limited
Name:
Country: United Kingdom
Experience since: 2002
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: English
Website: <https://esalesinternational.com>

Listing details

Property for: Sale
Price: USD 1,039,925.9

Location

Country: France
ZIP code: 22260
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Description:

Excellent 10 Bed Gites du Manoir Gite Complex For Sale In Runan Brittany France

Esales Property ID: es5554925

Gites du Manoir
Lech Pouder
Runan 22260
Cote D'Armor
Brittany
France

Property Details – One of Booking.coms Award Winning Properties

A Breton Legacy: The Historic 10-Bedroom Gîte Estate at Runan

Hidden within the verdant heart of the Côtes d'Armor in Northern Brittany, the Gîtes du Manoir stands as a testament to 17th-century architectural elegance and the enduring charm of the French countryside. This remarkable estate, constructed from the region's legendary Pink Granite, offers a rare combination



of historical prestige and a high-yield hospitality business. Set across nearly one hectare (three acres) of meticulously landscaped parkland and arranged around a grand central courtyard, this property is a sanctuary for those seeking a lifestyle defined by heritage, serenity, and professional opportunity.

The Manor House: A Masterpiece of Pink Granite

The crown jewel of the estate is the primary Manor House, an expansive residence that blends the rugged strength of granite with refined interior comfort. Offering over 470 m² of living space, the home is designed to accommodate both large-scale entertaining and intimate family life.

The ground floor features a sophisticated circular flow. At the front of the house, a generous 45.4 m² living room with a traditional wood-burning stove provides a warm, inviting atmosphere, while a secondary 31.5 m² lounge with a pellet stove offers a cozy retreat for quieter evenings. To the rear, the practical needs of a large estate are met by a massive 33 m² kitchen, a dedicated utility room, and a full laundry wing.

On the upper levels, the manor offers four beautifully appointed bedrooms. This includes a master suite with an en-suite shower room, a full family bathroom, and a walk-in wardrobe. An intermediary room serves as a flexible space for a home office, while the second floor consists of two large open attic spaces, offering a blank canvas for further creative development or additional suites.

The Longère: A Turnkey Hospitality Business

Opposite the manor sits a traditional Breton longère (farmhouse), which has been thoughtfully converted into three independent, fully furnished lodgings. In total, the estate boasts 10 bedrooms and 8 bathrooms, allowing for a versatile rental model that can cater to groups of varying sizes simultaneously.

* Lodging 1 (83.6 m²): A two-story cottage designed for four guests, featuring an open-plan kitchen and two upstairs bedrooms, each with its own private shower room and toilet.

* Lodging 2 (48.8 m²): A charming and intimate space featuring a ground-floor living area and a spacious upstairs bedroom with an en-suite shower room.

* Lodging 3 (78 m²): A substantial unit featuring a ground-floor bedroom with an en-suite, plus two additional upstairs bedrooms, each with their own private facilities.

Gardens, Courtyards, and Historic Outbuildings

The estate's outdoor spaces are as impressive as its interiors. The central courtyard, featuring a historic stone well and traditional animal shelters (crèches), acts as a communal heart for the property. The grounds also feature:

- * A 90 m² open barn and an adjacent greenhouse, perfect for hosting outdoor events or garden projects.
- * Two independent workshops and a lean-to containing an authentic historic bread oven, adding a layer of rustic storytelling to the guest experience.

Location and Connectivity



The estate is located just one kilometer from the village of Runan, famous for its 14th-century Templar-linked church, a major draw for regional tourism. For modern amenities, the nearby 'Ville Fleurie' of Pontrieux (4 km) provides a delightful array of artisan shops, supermarkets, and fine dining.

This property offers the perfect balance of rural seclusion and accessibility. For more information, photos, and a deeper look at the lifestyle this estate offers, please visit the owners' official website at www.gitesdumanoirfrance.com.

ABOUT THE AREA

Located in the Côtes-d'Armor department, Runan is a quiet, quintessential village that captures the soul of rural Brittany. It is situated in the Trégor region, just a few kilometers from the picturesque 'Small Town of Character,' Pontrieux. Unlike the bustling coastal resorts nearby, Runan offers a peaceful atmosphere where granite stone houses and narrow lanes reflect centuries of Breton history and tradition.

The village is most famous for its remarkable religious heritage, specifically the Church of Notre-Dame de Runan. This 14th-century Gothic masterpiece was once a significant site for the Knights Templar and later the Knights Hospitaller. It features an extraordinary outdoor pulpit—one of the few remaining in France—and a beautifully carved interior that draws history enthusiasts and pilgrims alike. The church and its surrounding Close are listed as historic monuments, serving as the cultural heart of the commune.

Surrounded by rolling green hills and traditional bocage countryside, Runan is an ideal base for exploring the diverse landscapes of Northern Brittany. A short drive north leads to the dramatic Côte de Granit Rose (Pink Granite Coast), known for its massive rose-hued boulders and hidden turquoise coves. The area is also famous for its local markets and artisanal crafts, with nearby towns like Guingamp and Tréguier offering a taste of authentic Breton gastronomy, including world-renowned crepes and cider.

Traveling to Runan is most convenient for those arriving by air or sea. The nearest major airport is Brest Bretagne Airport (BES), located approximately 100 kilometers to the west, which offers various domestic and international connections. Alternatively, Rennes Bretagne Airport (RNS) is another viable option about 140 kilometers to the southeast. For those coming from the UK or Ireland, the ferry port at Roscoff provides a scenic entry point just an hour's drive away.

MAiN FEATURES:

- * 470m² of living space between all dwellings
- * 8160m² plot
- * 10 Bedrooms
- * 8 Bathrooms
- * Stunning Views
- * Private Parking
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of France



- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Common

Bedrooms:	10
Bathrooms:	8
Finished sq. ft.:	470 sq m
Lot Size:	8160 sq m

Rental details

Furnished:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.084.357
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