

Not 1, not 2, but 3 HOUSES + gardens on a no-through road. plus garages & 10 acres (part constructible)



INFORMATION

Town:	Bains-sur-Oust
Department:	Ille-et-Vilaine
Bed:	7
Bath:	5
Floor:	240 m2
Plot Size:	47085 m2



IN BRIEF

A rare and exciting opportunity to acquire a home, a project and a ready-made income or any part of this combination and with some constructible land - what will you do with this one?! House 1. 128M² Ready to move into. Huge living room with woodburner, fitted kitchen, shower room and separate toilet on the ground floor. Upstairs: 3 bedrooms, 1 bathroom and separate toilet. House 2. 155m² of space to finish renovating to your own taste. House 3 - READY FOR RENTAL Large living room with open fireplace. kitchen, utility room, shower room and separate toilet downstairs. 2 bedrooms, shower room and separate toilet on the 1st floor. 2 bedrooms shower room with toilets on the 2nd floor. All houses are fully independent, each with its own in-ground gas tank and septic tank. In a separate building you have not 1, not 2 but 3 garages and you have gardens and extensive land all round including fields, woodland and...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

These houses are located in a very quiet hamlet, in a cul-de-sac with two other houses.

It is located in the town of Bains sur Oust, 10 minutes from the large town of Redon which has all the facilities you would expect, plenty of schools for all ages up to University and from the station you can get the TGV to Paris (just 2 hours!)

The 1st house is ready to move in to, the work is to be finished for the 2nd (see photos) and the 3rd is also ready to move in.

The land area is 42265m², of which about 1200m² is constructible.

Opposite the row of houses are the 3 closed garages.

Redon sits on the Vilaine river and is also fairly close to the Nantes-Brest canal. Nearby are plenty of holiday and leisure activities such as Redon swimming pool, music festivals in the summer, rock-climbing and zipwires on the Oust riverside cliffs, equestrian and cycling activities, sailing from Ambon, Arzal and La Roche Bernard and even a small airfield in the area!

Rennes, Vannes and beautiful beaches are within a 1 hour drive, Nantes airport is just over 1 hour's drive and St Malo is only 90 minutes away - come and see this unusual property full of potential!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES