

**OFFER ACCEPTED** Stone longère, part-renovated to a high standard. Idyllic location, five minutes from Pontivy.



## INFORMATION

Town:	Saint-Thuriau
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	1392 m2



## IN BRIEF

**OFFER ACCEPTED** This beautiful stone longère is in a quiet and picturesque hamlet near the river, five minutes from Pontivy centre. It is partly renovated, with all work done to a high standard. The ground floor is almost complete and consists of a kitchen area, utility room, shower room with WC and a large living room with an architecturally designed feature fireplace built of stone and oak. Some windows are finished with wood-framed double glazing. There are other windows to be done and three exterior doors to be made and installed. Upstairs is a large, floored attic featuring numerous Velux windows and a large aperture ready for a picture window overlooking the front garden. Architects drawings are available for a 3-4 bedroom house, and work can start straight away. The roof is recent. A new septic tank was installed but needs work before it can be brought into use. Once...

## ENERGY - DPE



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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

**OFFER ACCEPTED** This beautiful stone longère is in a quiet and picturesque hamlet near the river, five minutes from Pontivy centre. It is partly renovated, with all work done to a high standard.

The ground floor is almost complete and consists of a kitchen area with plumbing ready, a utility room, a shower room with WC and a large living room with a architecturally designed feature fireplace built of stone and oak. Some windows are finished with new wood-framed double glazing. There are other windows to be done and three exterior doors to be made and installed.

Upstairs is a large attic that has been boarded out and features numerous Velux windows and a large aperture ready for a picture window overlooking the front garden. A further window may be installed in the gable end if wished.

Architectural drawings are available for a 3-4 bedroom house, the space is ready to start work straight away.

The roof has been replaced for new and is in excellent condition. A new septic tank system is in place but needs some work to bring it into use.

Once finished this will be an exceptional home with garden in a sought after rural location almost on the side of the river Blavet but just a few minutes from Pontivy with its services, shops and restaurants.

A central Brittany location, one hour from the south coast beaches and a little more from the north coast and the ferries. Rennes airport...

## NOTES