

Stone building to renovate with attached garden in village centre. Near the beaches. All shops and services on foot. A potential gîte or second home...



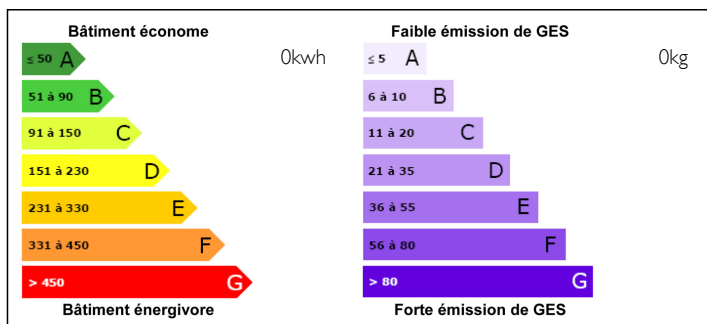
INFORMATION

Town:	FEREL
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	56 m2
Plot Size:	513 m2

IN BRIEF

Tucked away around the corner, no one would know this little gem exists. Following restoration works you will find yourself with a pretty stone cottage, hidden from view, with a good sized garden, individual parking and everything on the doorstep.

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

BUILDING

Room 1 with concrete floor and slate roof
Room 2 with 2nd entrance
Attic ready for conversion.

Ground floor surface area approx. 14 m x 4 m (56m²)

Attic surface area approx. 7 m x 4 m (28m²)

The building is not currently connected to utilities but water, electrics and telephone points are all just in front in the road so can easily be connected. The zone is constructible so permission can be sought for conversion into a habitable building.

LAND

Garden & parking area

*** FURTHER DETAILS AVAILABLE ON REQUEST ***

LOCATION

0 km village centre Férel
5 km Nearest hypermarket Herbignac
9 km Nearest beach at Pénestin
21 km walled city of Guérande
27 km longest beach in Europe at La Baule
45 km walled city of Vannes
75 km Nantes airport
95 km Rennes airport
145 km St Malo
445 km Paris

MORBIHAN

This property is situated in the Morbihan, the Southern most département of Brittany. This is a popular investment area & a thriving tourist destination. This region enjoys a warm climate, a dramatic, rugged coastline, long sandy beaches; both

NOTES