

Large house and outbuildings for complete renovation, situated in a pretty village. Ideal for an investor.

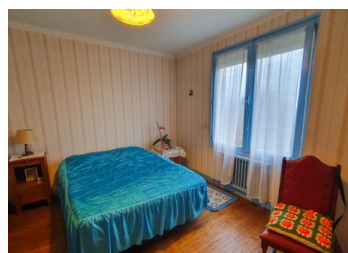


## INFORMATION

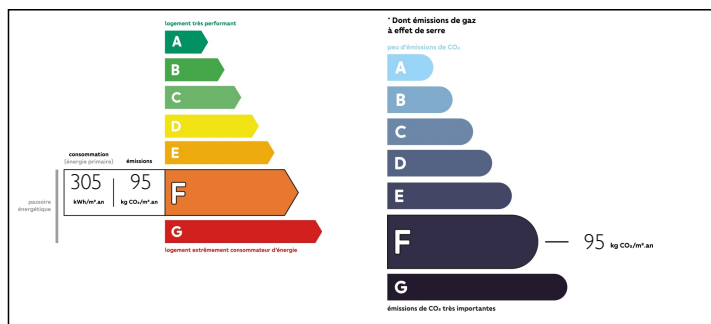
Town:	Kergrist
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	142 m2
Plot Size:	618 m2

## IN BRIEF

A substantial house and adjoining hangar could make a large family home, or offer potential for redevelopment into apartments. Situated in a pretty village near Pontivy. Ideal for an investor. On the ground floor is a large kitchen, living room, dining room, store room, WC and boiler room. Upstairs are four bedrooms (three with access to a balcony), a family bathroom and a fifth room that could serve as a guest room or office/studio. Above that is a large attic space that could be repurposed into more living space with the installation of a staircase. Next door are two very large hangars. These are on constructable land and could be demolished/replaced with new buildings (or allow for a garden). Kergrist is a lovely town and is growing. There is a bar/restaurant, auto garage and weekly market.



## 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

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## NOTES

Kergrist is a lovely town and is growing. There is a bar/restaurant, auto garage and weekly market.

### GROUND FLOOR

Kitchen - 23.15m<sup>2</sup>

Living Room - 13.17m<sup>2</sup>

Dining Room - 20.24m<sup>2</sup>

Storeroom - 12.66m<sup>2</sup>

WC - 1.31m<sup>2</sup>

Back storeroom - 23.38m<sup>2</sup>

### FIRST FLOOR

Bedroom 1 - 10.80m<sup>2</sup>

Bedroom 2 - 15.64m<sup>2</sup>

Bedroom 3 - 13.70m<sup>2</sup>

Bedroom 4 - 13.99m<sup>2</sup>

Room/Bedroom 5 - 6.57m<sup>2</sup>

Bathroom - 5.35m<sup>2</sup>

### WORKSHOPS

Workshops - 241.50m<sup>2</sup>

Boiler room - 8.05m<sup>2</sup>

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Information about risks to which this property is