

OFFER ACCEPTED Rare! Stone longère and large garden, with direct access to the canal towpath. Superb location!

EXCLUSIVE



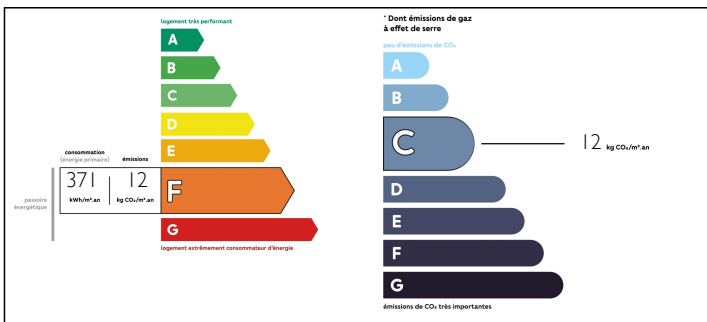
INFORMATION

Town:	Saint-Gérard
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	170.09 m2
Plot Size:	2670 m2

IN BRIEF

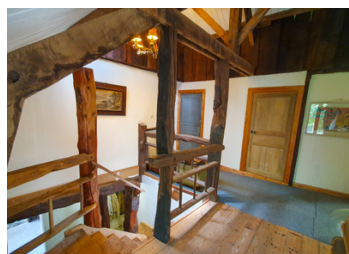
OFFER ACCEPTED Rare on the market, discover this lovely stone longère and its large private garden with direct access to the towpath and the beautiful Nantes-Brest canal. Ideal for those who love nature, cycling, walking or fishing. Strong potential to run a gîte, chambre d'hôtes or a wellness centre. This large property formally contained a forge and is packed with character. Currently arranged as follows. On the ground floor, there is a living room, kitchen and large dining room along with a W.C. Upstairs is a large landing, three good sized bedrooms and two bathrooms. There is more than enough space to create two additional bedrooms if desired. To the side is a large garage. Heating is currently via a wood burning stove in the dining room and a few electric radiators. The property requires considerable updating/modernisation and this is reflected in the price. The fosse septique will likely need to...

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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Five minutes drive from Saint-Gérard, ten from Pontivy and twelve from Loudéac.

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

NOTES