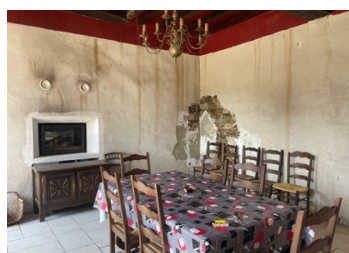


Fantastic opportunity! Manor house 'chateau' renovation in a beautiful setting!



INFORMATION

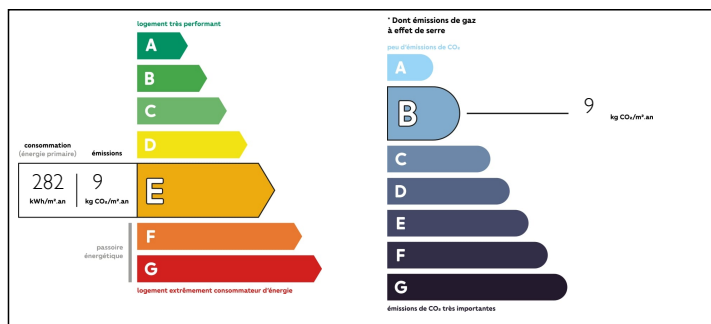
Town:	Peillac
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	560 m2
Plot Size:	32000 m2



IN BRIEF

Linked to folklore from before the French Revolution, this beautiful property in Louis XIII style, last renovated in 1846 is looking for new owners to restore it again and bring it back to life. Located in lovely countryside with far-reaching views but also not far from the village and the large town of Redon, the manor house itself is extensive and has a an outbuldings, that could be changed to a workshop or an independant art studio or small gite, plus numerous smaller outbuildings like the stone barn at the side of the house, an old pigshed/stable and others for storage, and even its own bread oven and well. The estate is about 8 UK acres. Some renovation has been carried out, the property benefits from geotherm heating and has some underfloor heating in place already under the beautiful stone/tiled floors. Upstairs and in the attic there are...

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

The living area of the manor is approximately 560m² with potential for more including the outbuildings. In the main house itself, there are a total of 15 rooms, most are large with high ceilings as you would expect from a grand property. Currently, on one side of the entrance hall with its mezzanine staircase, is a dining room (27m²) kitchen (14m²) off which is a workshop or potential utility room/bathroom possibly even with a small bedroom etc. (26m²) and on the other side of the hall is a living room (43m²) connecting through to what could be a separate apartment at the far end which has a separate entrance too. It has a living room with underfloor heating, a kitchen in need of renovation and an area behind suitable for a bathroom. There is another entrance which could be for a new upstairs gite apartment as part of your renovations perhaps?

Upstairs, which is accessed by an imposing chestnut staircase, all rooms need full renovation.

Continuing up to the attic, there is a bedroom and its bathroom. All other attic rooms also need renovation, starting with the roof on the higher part of the manor (following a fire a few years ago, a temporary roof was fitted but the roof should be higher so, after renovation, you should have more headroom in the eaves. All the original stones are on site ready for the restoration so it is possible to reinstate it to its original...

NOTES