

House on a large plot in a popular location, full of potential for modernisation & 4 beds, don't miss it!



INFORMATION

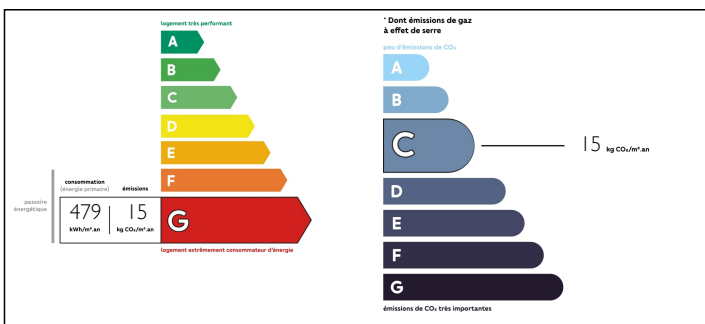
Town:	Peillac
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	62 m2
Plot Size:	4580 m2

IN BRIEF

This large country house is located in a charming hamlet in the countryside. It will need almost a complete renovation, but has great potential since only the ground floor has been used and needs modernising whereas upstairs is your blank canvas! It is located by a small road with little traffic, on a hilly plot of 4580m². It has a tin garage, an independent storeroom, a 'cellar' and an old pig shed.



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 house has 3 rooms on the ground floor, a kitchen, a bedroom and a living room. There is also a shower room with toilet.

The upstairs is on a concrete slab base and could easily accommodate 3 bedrooms and a bathroom. There is an attic above, on a wooden floor, but the height does not allow for the installation of new rooms.

From the living room there is direct rear access to the garden.

On the left, there is the stone and mud barn (needs re-roofing)..

There is also the pig sty opposite, choose whether to use it or lose it to maximise the views.

The land measures 4580m² and in addition to the garage, pigsty and above-ground 'cellar' storeroom building, it includes a well.

A new septic tank will be needed.

This is a great investment opportunity to buy at a great price and increase the value through a quality modernisation, come and see it now (and talk to us about really competitive exchange rates to stretch your budget even further!)

NOTES

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