

Detached stone cottage to be renovated to your own taste with a large parcel of land next to it

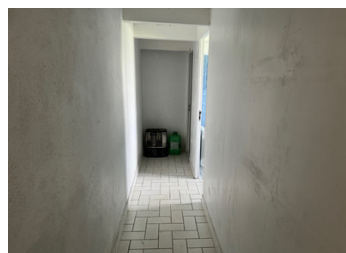
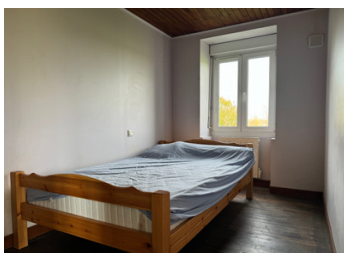


## INFORMATION

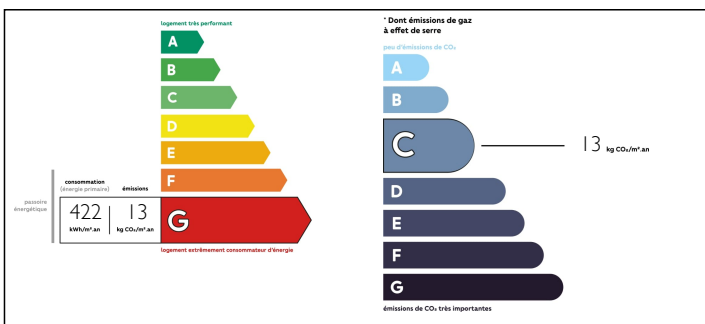
Town:	Saint-Jacut-les-Pins
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	64 m <sup>2</sup>
Plot Size:	8561 m <sup>2</sup>

## IN BRIEF

This beautiful stone country house is in need of refurbishment but offers great potential for expansion by converting the attic. It currently has two bedrooms on the ground floor, one of 22m<sup>2</sup>, the other of 8.80m<sup>2</sup>. A simple partition separates this second bedroom from the 23.7m<sup>2</sup> living room and could be knocked down and offer a space of 32.5m<sup>2</sup>. The ground floor also has a shower room to refresh, with bath and shower, and a separate toilet. It is accessed via a hallway that also leads to the cellar at the back of the house. The attic can offer two more bedrooms and a shower room. The land measures approximately 8000m<sup>2</sup> and is currently partly used as farmland. The garden, in front of the house has double access from the road and a tarmac drive for plenty of parking and access. It also benefits from a 'double garage' breeze block building

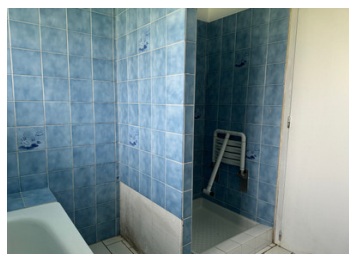


## ENERGY - DPE



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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, although by a main road, is located in the countryside in a hamlet,. The installation of a fence and/or a hedge could provide better shielding from the road if required, and with the 3rd access from the road, it could be possible to close the entrance closest to the house.

With an existing large bedroom on the ground floor and two more to be created upstairs, this house would be ideal for a family or a holiday home after renovations!

The living room has a fireplace with insert.

The windows (except one) are made of PVC double glazing and are equipped with manually operated external roller shutters.

The floor of the first floor will need to be consolidated (currently made of wood).

A new septic tank will need to be installed.

Two outdoor sheds, attached to the house, can be used as storage areas, in the immediate vicinity of the house, for wood for example.

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

## LOCAL TAXES

Taxe foncière: 262 EUR

## NOTES