LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A23692DEM56 Price: 149 500 EUR

agency fees to be paid by the seller

Substantial detached stone house and longère to renovate - with over 10000m2 of land, in a quiet hamlet.

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Kergrist
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	10490 m2

IN BRIEF

This substantial three bedroom house, situated in the centre of more than 10,000m2 of land with mature trees and lush planting is built of local granite, with high ceilings and large windows - the property is flooded with natural light and many of the rooms have a double aspect with beautiful views over the surrounding countryside. The large attic above with separate exterior staircase could make for additional living space (48m² habitable surface) and importantly - the roof was redone in 2019.

Across the spacious courtyard there is also a large longère with original character still evident - formerly used to house animals, and a large open hangar with garage and workshop attached.

Situated in a pretty hamlet complete with ancient chapel, the property requires renovation throughout including the sanitation system, but has the potential to make a beautiful family...

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**481 EUR**

NOTES

DESCRIPTION

GROUND FLOOR:
From the front door there is a well proportioned hallway leading in to the
KITCHEN: 3.73m x 4.20m to the right-hand side which has a large arched window to the front, tiled floor and large fire place.
To the left there is a
LOUNGE: 3.66m x 7.79m with windows to the front and side of the property, with a fireplace and tiled flooring throughout.
At the rear of the hallway there is a downstairs WC with wash hand basin and a cave with bare stone walls suitable for conversion to a large utility.

FIRST FLOOR:
All three bedrooms are doubles and lead off a central landing with a window positioned at the front of the property. Each bedroom has panoramic views over the garden and surrounding countryside.
BEDROOM 1: 3.74m x 3.99m approx. with wood flooring, dual aspect windows to the front and side of the property and a fireplace.
BEDROOM 2: 3.75m x 3.94m approx. with a window to the front of the property, fireplace and wood flooring.
BEDROOM 3: 3.62m x 3.67m approx. has wood flooring and a window to the side of the property.
SHOWER ROOM: has wood flooring, shower, pedestal wash hand basin, a window to the side of the property and electric water cylinder. There is a WC with window to the rear of the property.

ATTIC:
Above, there is an attic ideal for conversion into additional living space with hard wood flooring throughout and high ceilings providing plenty of scope for more bedrooms, bathrooms, games room, etc....

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