LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A37740EAM56 Price: 675 000 EUR

agency fees to be paid by the seller

Elegant 17th Century Breton Manoir near Baud – restored & ready for your final touches.

EXCLUSIVE







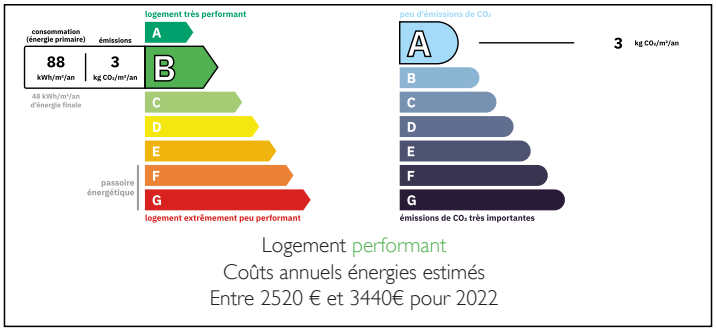








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 2520 € et 3440€ pour 2022

INFORMATION

Town:	Baud
Department:	Morbihan
Bed:	6
Bath:	6
Floor:	312 m2
Plot Size:	9848 m2

IN BRIEF

This intriguing manoir near Baud offers you the opportunity to acquire a historic Breton character property that has undergone extensive structural and energy upgrades by the current owner. All of the major work has been done, giving you a blank canvas to customise to your exact taste and create your dream home in France.

With exposed stone and original wooden beams, grand fireplaces, large windows, high ceilings and extensive gardens - this property offers original character in abundance, but with the comfort and convenience of modern living.

Recent works include roof works, insulation, double glazing, sanitation system and air-source heat pump central heating, ensuring an excellent DPE rating for this type of property. What remains to complete: kitchen installation, floor finishes in ground floor areas, cosmetic decoration.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

Situated close to the popular town of Baud in Morbihan, this exceptional 17th century Breton manoir offers a rare opportunity to create a truly bespoke home in one of southern Brittany's most sought-after locations. Moments from peaceful woodland walks, yet within easy reach of the beaches of Carnac and La Trinité-sur-Mer, this is a property that perfectly balances tranquillity with accessibility.

Set within almost one hectare of private grounds (9,848m²), the property immediately impresses with its historic charm — exposed stone walls, original timber beams, grand fireplaces and generous proportions throughout. Behind the character façade lies a home that has already benefited from a comprehensive and high-quality renovation, giving the future owner both peace of mind and creative freedom.

Extending to approximately 312m², the manoir provides expansive and flexible accommodation including six bedrooms and six bathrooms, making it equally suited as a distinguished family residence or a boutique hospitality venture.

Importantly, all major structural and energy works have already been completed, including:

- Roof works and insulation.
- New plumbing and electrics.
- Double glazing.
- Modern sanitation system.
- Air-source heat pump central heating.

The result is a property that achieves an excellent energy performance rating for a historic stone home — a rare and valuable advantage in today's market.

Ready for Your Personal Vision

With the essential works complete, the property now offers a unique opportunity to add your own