LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40805JAM56 Price: 25 000 EUR

agency fees to be paid by the seller

**Renovation project. One room building with land and lovely views.**

EXCLUSIVE















## INFORMATION

| | |
|---|---|
| **Town:** | **Ménéac** |
| **Department:** | **Morbihan** |
| **Bed:** | **0** |
| **Bath:** | **0** |
| **Floor:** | **0 m2** |
| **Plot Size:** | **2860 m2** |

## IN BRIEF

This is a blank canvas to design your own home! Renovation project.

A detached stone property with great views over the countryside which is situated in a small hamlet. A 5 minute drive from Meneac which has a convenience store, a couple of bars, a pharmacy and two great restaurants. A 10 minute drive to the nearest supermarket.

Rennes airport 40 miles, ferry at St Malo 55 miles, stunning beaches 35 miles

## ENERGY - DPE

DPE not required.

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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## DESCRIPTION

It is in a beautiful, quiet spot and would make a lovely home. We have confirmation that it would be possible to renovate the building, with the appropriate planning permission. A perfect opportunity to make the house of your dreams and enjoy the peaceful Breton countryside.

The size of the property is 11.915 x 6.095m2. There is no water or electric at the property but near neighbours mean that connection would be possible. A septic tank would be needed too.

The land is currently fenced with wire for sheep as the neighbours sheep are grazing there in order to keep the grass level down. There is no formal arrangement and the sheep will leave once the property is sold.

Stunning views across the countryside.

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

## NOTES

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