LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46989JHK56 Price: 500 000 EUR

agency fees to be paid by the seller

Historic buildings, huge garden/park, great for a family home and great for a business, come and see this!

EXCLUSIVE







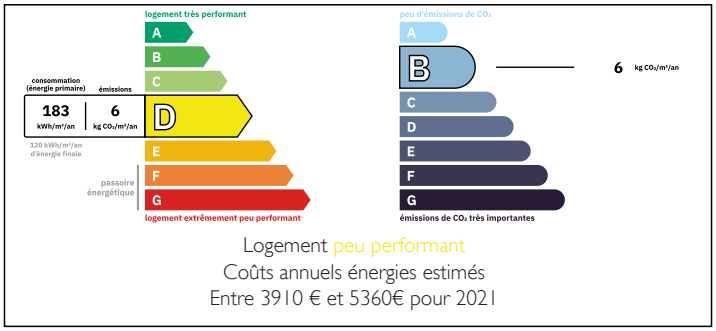








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3910 € et 5360€ pour 2021

INFORMATION

Town:	Néant-sur-Yvel
Department:	Morbihan
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	11514 m2

IN BRIEF

Centuries old, this is a magnificent property of character & history, imagine the tales it could tell…

This isn't just a piece of history, not only are the house & grounds wonderful, you could also have a revenue straight away if you want to run gites or retreats or hobby/activity courses – plenty of accommodation, storage & space!

Currently, the house is configured as a one bedroom gites, a 3 bedroom/2 bathroom gite & a 1 bedroom owner's house but there is potential for reconfiguration to suit your needs. Not only that, you also have a separate stone building which was formerly a cottage (& perhaps could be again, subject to planning approvals), an old stone pigsty & a large, tall open-fronted barn.

The large gardens surround the house & overlook fields at the back, will you...

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.

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







LOCAL TAXES

Taxe foncière:	**570 EUR**

NOTES

DESCRIPTION

MORE PHOTOS AVAILABLE, PLEASE ASK!!

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The large gardens surround the house and overlook fields at the back, will you see deer grazing or maybe some wild boar meandering by or just beautiful sunsets?
Proven revenue-earning property, within easy reach of Ploërmel, the Forest of Broceliande, Lac au Duc & Josselin.

Proven revenue-earning property!

SOUTH COTTAGE (1 bed/1 bath)
Salon avec poele à bois 14m2, porte au jardin
Cuisine 11m2 , porte au jardin
A l'étage, chambre 20m2 et salle d'eau avec WC 5m2 (there is an access upstairs to the large gite if needed)

LARGE COTTAGE (3 bed/2 bath) renovated in 2021
Large open-plan living room 63m2 with fitted kitchen, island, dining area, lounge area and woodburner, doors out to the front and the back