LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48386NWA56 Price: 450 000 EUR

agency fees to be paid by the seller

PROPERTY COMPLEX in the countryside. QUESTEMBERT area. 12 rooms, 6 bedrooms, music studio, outbuildings.

EXCLUSIVE







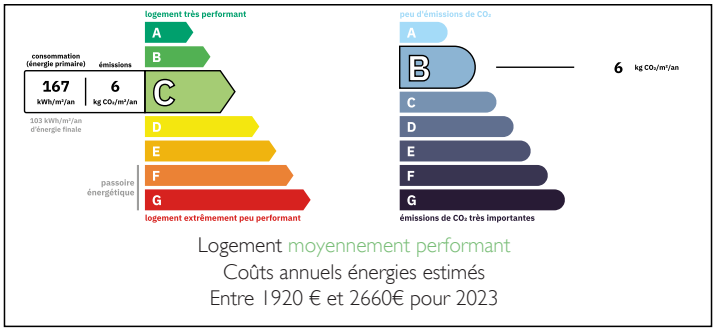








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1920 € et 2660€ pour 2023

INFORMATION

Town:	Questembert
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	190 m2
Plot Size:	5344 m2

IN BRIEF

Characterful former farmhouse with a gîte and outbuildings.
A peaceful rural setting, just 10 minutes from the Questembert train station and close to local amenities.
Nestled in a lush, green environment with no overlooking neighbors, this charming 19th-century property sits on a 5,344 m² plot of land.

The 100 m² main house features, on the ground floor, a spacious living area with an open-plan kitchen, a dining room, and a lounge with a wood-burning stove, as well as a master suite with an en-suite bathroom.
Upstairs, there are two bedrooms, a second bathroom, and an insulated attic currently being converted.

The independent 90 m² gîte, renovated in 2023, comprises five rooms: a living area, three bedrooms,

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48386NWA56 Price: 450 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**496 EUR**

NOTES

DESCRIPTION

A charming residence nestled in a lush, green setting – Questembert area
A rare find, a place with a soul, and a thousand possibilities.

A characterful former farmhouse complete with a gîte, a large shed, and various outbuildings – an exceptional countryside lifestyle.
Tucked away from prying eyes in the heart of an unspoiled rural landscape, this 19th-century farmhouse invites you to slow down, breathe, and envision a different way of life.
Set on a 5,344 m² plot, this property offers a rare living environment that blends authenticity and tranquility with significant potential for future development.
The estate comprises a spacious main residence of approximately 100 m², an independent 90 m² gîte, a 220 m² shed, and additional outbuildings—including a 100 m² barn waiting to be reimagined—providing a fantastic canvas for even the most unique and ambitious projects.

- The main residence is striking for its generous proportions and warm, inviting atmosphere. It centers around a vast, light-filled living area featuring an open-plan kitchen and dining space, which flows into a lounge anchored by a central wood-burning stove.
The ground floor also includes a master suite with an en-suite bathroom.
Upstairs, there are two bedrooms, a bathroom, and an insulated attic that offers potential for further conversion.

- The 90 m² gîte—or guest house—is a major asset. It consists of five rooms, with a living area that opens directly onto the terrace and garden. The upper floor houses three bedrooms and a bathroom.
A music studio on the ground floor rounds out this independent space.
Already...