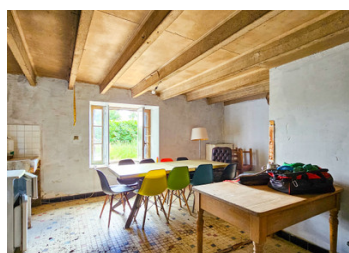


OFFER ACCEPTED Charming ancient farm house with land, three stone outbuildings to renovate, three other barns.



INFORMATION

Town:	Saint-Mayeux
Department:	Côtes-d'Armor
Bed:	1
Bath:	0
Floor:	118 m2
Plot Size:	10465 m2

IN BRIEF

OFFER ACCEPTED A rare opportunity to renovate an ancient farm and create your ideal country home. Surrounded by over 10000m² of private land, the nearest neighbours are 300m away ensuring total privacy. Just twenty minutes away from beautiful Lac de Guerlédan and within easy reach of Corlay with it's shops and amenities.

For total renovation, the buildings arranged in a U formation consist of a main farmhouse that has two rooms on the ground floor and the possibility of two or three bedrooms upstairs. Attached are two large stone barns which could be linked to the main house or renovated into separate accommodation. A third detached stone barn could also be converted into other use such as habitation. These buildings are all "starred" for change of use.

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.



DESCRIPTION

OFFER ACCEPTED Other buildings include the metal structure of an old open barn, a second very large open barn (in need of structural repair), and a third storage building.

The land is comprised of open field and numerous large ancient trees, principally oaks which are absolutely beautiful.

There is no heating or sanitation present. An electricity meter is present. Mains water is not connected - the current owners were quoted around €1000 to have this done. The buildings are for total renovation, including work on the roofs. This is a super opportunity to design a modern, energy efficient home in the setting of an ancient farm.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES