

230 m neo-Bretonne house with basement, 3300 m garden, 8 bedrooms, lounge, kitchen, 3 shower rooms. Sea side

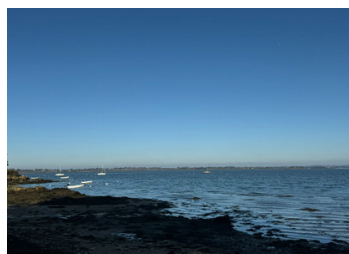


INFORMATION

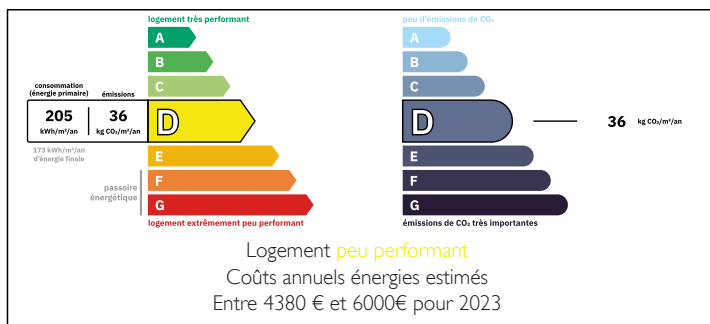
Town:	Sarzeau
Department:	Morbihan
Bed:	8
Bath:	3
Floor:	230 m2
Plot Size:	3300 m2

IN BRIEF

PHOTOS AND VIDEOS TO FOLLOW. Located in a privileged setting in Sarzeau, this 230 m² house in need of updating offers exceptional potential on a vast 3,300 m² plot. Just a few kilometres from the Gulf of Morbihan and the Atlantic Ocean, this property is perfect for a large family or for a renovation project, in a quiet, leafy setting.



ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This two-storey house, in need of some updating, has 230 m² of living space, offering plenty of scope for conversion. The spacious living room with fireplace is a lovely, light and airy room with views over the garden. The separate kitchen, in need of renovation, is large enough to accommodate a dining area or to be converted into an open-plan kitchen.

The house has 8 bedrooms, some of which are large enough to be converted into master suites or guest rooms, depending on your plans. There are also 3 shower rooms, divided between the different levels of the house, and a large basement with a spacious garage.

The swimming pool, although in need of renovation, to be restored to its former glory, providing the perfect place to relax and enjoy the outdoors.

The 3,300 m² plot offers a calm and pleasant living environment, with plenty of potential for creating a large garden, terraces or even a space for animals. The swimming pool, which is in need of renovation, could become a real asset once refurbished, adding considerable value to the property.

The well-exposed garden offers a host of possibilities: vegetable garden, children's play area, space for planting... It's all up to you, depending on your wishes and needs.

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