

Redon area: Character home +land, renovated incl underfloor heating. With constructible land to use or sell on

EXCLUSIVE



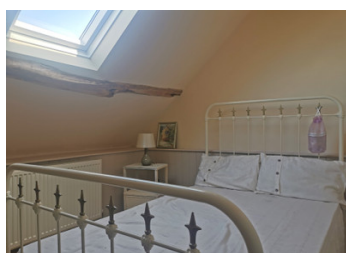
INFORMATION

Town:	Saint-Vincent-sur-Oust
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	113 m2
Plot Size:	16847 m2

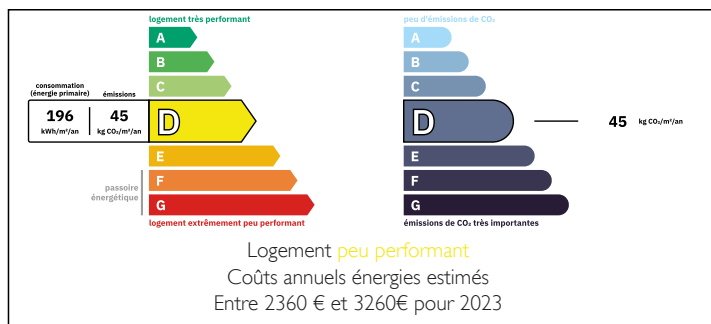
IN BRIEF

This property is surprisingly spacious, renovated inside over time since 2003, this comes not just with an orchard garden but with your own field at the back plus constructible land including a nice, neat plot which is perfect to sell off & even a separate non-constructible leisure/nature parcel near to the river.

A smart entrance lobby at the side of the house leads past the utility room with downstairs toilet & shower taking you into the kitchen/diner with exposed beams & french doors out to the orchard. Off from the kitchen is the lounge with a woodburner. Off the lounge is the staircase lobby (originally the main entrance) then through to the downstairs bedroom with en-suite toilet & shower room. This bedroom could equally be a downstairs office or multi-use room. A great added benefit is underfloor heating downstairs!...



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 foncière: 632 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is a charming 4 bed/3 bath property, rated D for energy efficiency, with a sepearate garage/workshop. The septic tank is expected to conform (inspection awaited). The agricultural field behind the house is almost 9500m2, there is a constructible parcel of around 1000m2 and the land around the house and garage is constructible too. A separte parcel of natural land of over 5000m2 is 10 mins' walk from the property, although this is not physically marked out currently as a separte plot.

Approximate room sizes:

DOWNSTAIRS:

Entrance hall 4m2

Kitchen/diner 24m2 plus corridor

Utility room & downstairs bathroom 6m2

Lounge 24m2

Office/bedroom 16m2 including en-suite

Stairs lobby 2m2

UPSTAIRS: (**Measurements at floor level**)

1st bedroom 10.5m2

2nd bedroom 10.5m2

3rd bedroom 8m2

Bathroom 8m2

Come and visit this property to enjoy the countryside setting and great value!

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