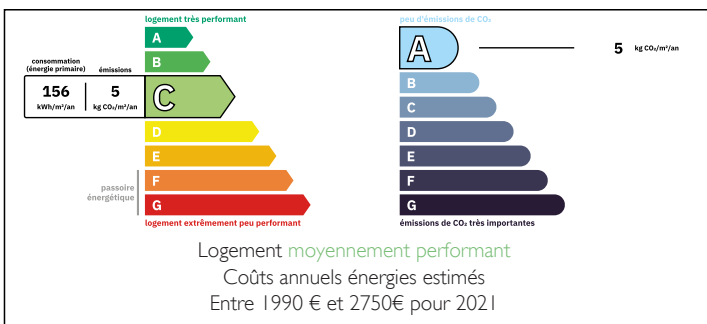


UNDER OFFER! Redon area, completely renovated farmhouse, 6 rooms, 3 bedrooms, workshop, commercial potential.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Vincent-sur-Oust
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	200 m ²
Plot Size:	2597 m ²

IN BRIEF

Close to the TGV station serving the main routes PARIS/RENNES.

An exceptional renovation!

Nestled in the heart of the Redon region, in a green and peaceful setting, this superb stone farmhouse, a former cider house, measuring approximately 200 m², combines old-world charm with modern comfort.

It offers a spacious, bright 50 m² living room with a wood-burning stove and fireplace, a veranda, an open-plan kitchen, a utility room/laundry room, a mezzanine, and several multipurpose spaces: an artist's studio, a cellar. Potential for a gîte or commercial activity.

The upstairs mezzanine comprises three bedrooms, including a master suite with a dressing room and bathroom, a toilet, as well as a separate bathroom and toilet.

An office and a library area.

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

Elegant 200 m² stone farmhouse – charm, light, and serenity in the heart of the Redon region

In a preserved natural setting, hidden from view, this superb local stone farmhouse, a former cider house, embodies the perfect blend of authenticity and contemporary elegance.

Nestled in the heart of the Redon region, with its ancient charm, it offers approximately 200 m² of living space, enhanced by quality materials and careful renovation.

A home with a strong character

The charm is evident from the entrance: exposed stone, massive beams, and generous volumes create a bright interior that is both warm and refined.

The main living area, approximately 50 m², bathed in light, offers a friendly and soothing atmosphere. It opens onto a bright veranda inviting you to dream, facing the garden and extending into a stone fireplace and a wood-burning stove, creating a very comfortable reception area.

The functional and elegant open kitchen is complemented by a utility room/laundry room.

Continuing on, a separate space with unique charm. An artist's studio with a fireplace and a cellar offer exceptional development potential, ideal for a gîte, art gallery, craft activity, or wellness or meditation space.

Upper Floor & Private Spaces

An elegant mezzanine overlooks the living room and reveals a beautiful reading or study space, conducive to tranquility and reflection.

It also houses three spacious bedrooms, including a master suite with a dressing room and private bathroom.

A second independent bathroom, a separate toilet, and a powder room with nautical-style flooring complete this upper floor with refinement.

LOCAL TAXES

Taxe foncière: **801 EUR**

Taxe habitation: **EUR**

NOTES