

Development potential: detached house + annex + workshop/barn + garage, nr Redon. New heat pump, D rating!



INFORMATION

Town:	Peillac
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	160 m2
Plot Size:	1580 m2

IN BRIEF

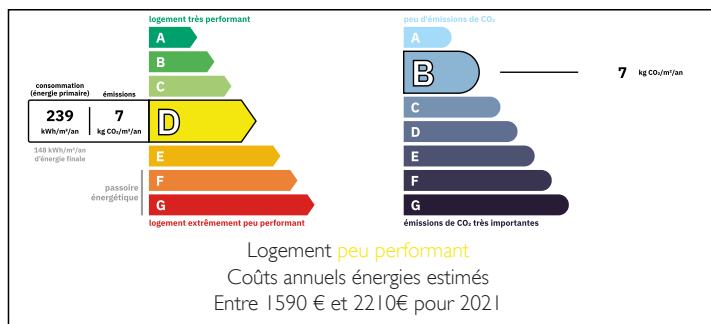
This much-loved home is now ready for a refresh and a new lease of life. It already benefits from an air source heat pump ('green flame' energy label) and a thermo-dynamic water heater installed in around 2017, other modernisation would still be needed, after which you could have a stunning property, your family home and maybe a rental unit too.

Peillac village has shops including a boulangerie, a mini-supermarket, a medical centre and a pharmacy plus primary schools, a sports centre and sports grounds, bars, restaurants and even pedalo hire and mini-golf in the summer down by the canal, with its cycle paths too.

Easy access to Redon, an attractive town with its retail parks, senior schools, leisure activities, markets and fairs and good transport links to Rennes, Nantes and Vannes or even to Paris by...



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.



DESCRIPTION

MORE PHOTOS AVAILABLE, PLEASE ASK.

Detached property with options for configuration, perhaps convert to one large house or finish the works in the annex to create a second unit or working space.

Approximate measurements:

The main house, DPE rating D:

Lounge 31m²

Kitchen/diner 23m²

Lobby 5,5m²

Utility room with shower room and separate toilet 12m²

Bedroom 1 - 17m²

Bedroom 2 - 11m²

Garage 14m²

2nd house/annex (no DPE, less than 50m²):

Lounge (or downstairs bedroom) 18.5m²

Kitchen/diner 14m²

Shower room with toilet 2.5m²

1st floor bedroom - 9m²

Landing/storage space (potential for 2nd bathroom) - 6 m²

2nd floor mezzanine bedroom plus extra attic space that could be converted and added to the existing mezzanine space (but very low ceiling height, see photos).

Outside, two open hangars, useful spaces for workshop or mechanics work or storage. Large summer-house for extra guests, approx 20m².

The septic tank should conform but the report is to be done.

NOTES

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