

Historic buildings, huge garden/park, great for a family home and great for a business, come and see this!

EXCLUSIVE



INFORMATION

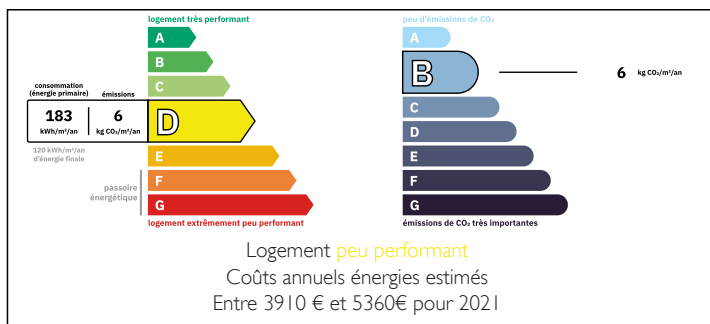
Town:	Néant-sur-Yvel
Department:	Morbihan
Bed:	5
Bath:	4
Floor:	260 m2
Plot Size:	11514 m2

IN BRIEF

Centuries old, this is a magnificent property of character and history, imagine the tales it could tell...

This isn't just a piece of history, not only are the house and grounds wonderful, you could also have a revenue straight away if you want to run gites or retreats or hobby/activity courses – plenty of accommodation, storage and space! Currently, the house is configured as a one bedroom gites, a 3 bedroom/2 bathroom gite and a 1 bedroom owner's house but there is potential for reconfiguration to suit your needs. Not only that, you also have a separate stone building which was formerly a cottage (and perhaps could be again, subject to planning approvals), an old stone pigsty and a large, tall open-fronted barn. The large gardens surround the house and overlook fields at the back, will you...

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!!

Proven revenue-earning property!

South cottage (1 bed/1 bath)

Salon avec poele à bois 14m², porte au jardin

Cuisine 11m², porte au jardin

A l'étage, chambre 20m² et salle d'eau avec WC 5m² (there is an access upstairs to the large gite if needed)

Large cottage (3 bed/2 bath) renovated in 2021

Large open-plan living room 63m² with fitted kitchen, island, dining area, lounge area and woodburner, doors out to the front and the back garden. The staircase from the lounge leads up to an attractive picture window landing 5m² with beautiful views of the garden and countryside behind the house. There are two more bedrooms 26m² and 24m² and a bathroom with WC 4m². Back downstairs behind the kitchen is a utility room 10m² and a staircase to the third bedroom 15m² and a shower room with toilet, which also has a connecting door to the upstairs of the South gite. The utility room also leads to a room 20m² with a chimney and with a door to the front which could be renovated into more accommodation or kept as a workshop/storage room.

North cottage (1 bed/1 bath) renovated in 2021

Open-plan living room 36m² with pellet woodburner (2022), entrance doors out to the front and back, kitchen, dining area and lounge area (and an internal connecting lobby to the lounge of the large cottage) and a useful utility room 3m².

Upstairs, master bedroom with vaulted ceiling 28m², en-suite shower room with toilet and double sinks,...

NOTES