

**UNDER OFFER!** Beautiful stone property in tranquil setting but not far from towns, could be a great investment

**EXCLUSIVE**



## INFORMATION

<b>Town:</b>	<b>Carentoir</b>
<b>Department:</b>	<b>Morbihan</b>
<b>Bed:</b>	<b>1</b>
<b>Bath:</b>	<b>1</b>
<b>Floor:</b>	<b>220 m2</b>
<b>Plot Size:</b>	<b>3058 m2</b>

## IN BRIEF

**SORRY, UNDER OFFER!** This pretty stone property has configuration options, from 1 big house all the way through to 3 separate units, + new roofs since 2015!

The property to the left has a lounge/living space, a mezzanine bedroom + en-suite bathroom. You could either add a small kitchen or keep it open through to the large middle house. This has a large living space which leads down to the kitchen area. Upstairs is a substantial attic area for conversion with plumbing already installed. The final part is currently a two-storey earth-floored house (roof. 2018).

In a small hamlet, you are only 2kms from the village shop/bar, 5kms from Carentoir's shops/amenities & less than 10kms from popular La Gacilly, famous for its Photo Festival, Soup Festival & Yves Rocher cosmetics company. You are also only 1 hr from the...



## ENERGY - DPE

DPE not required.

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

This property has the potential for a huge living surface in total!

Approximate room sizes:

End house: downstairs 50m2 approx plus mezzanine bedroom with bathroom of approx 30m2.

Middle house: downstairs lounge 60m2 approx plus kitchen 25m2 approx plus attic for conversion of 70m2+ approx.

Small house/barn: possibly approx 45m2 of space downstairs and approx 35m2 upstairs.

Area to the north of the house of approx 40m2 could be a possible extension.

The roofs have been replaced in the following years, approx. 2016 for the left part, before 2015 for the middle part and 2018 for the part adjoining the neighbor

For more photos and to book your visit, please contact me.

NB. The two main living parts are attached to the smallest house which is attached to the neighbour's property and there is a right of way for the neighbour.

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

## LOCAL TAXES

**Taxe foncière:** 125 EUR

**Taxe habitation:** EUR

## NOTES