

UNDER OFFER ! Renovation project with enormous possibilities walking distance to the town of BAUD



INFORMATION

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| Town: | Baud |
| Department: | Morbihan |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 100 m2 |
| Plot Size: | 2575 m2 |



IN BRIEF

The beautiful facade and setting of this property makes it very special. The possibilities are enormous. The first floor demolition works have been done, and the first floor is separated into 3 bedrooms one of which has a working shower and toilet. The huge attic space is accessible and is a perfect for storage and to create extra habitable space. Gardens front and back. Walking distance to the town of Baud and close to the beautiful valley of the river Blavet.

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 is a complete renovation project. There is electricity and mains water. The roof is in good general condition and is in natural slate. Both the barns attached have an earth floor and open to the ceiling. The house has recently been linked to mains drains.

There is no heating system at present which is why there is no diagnostic performance energy rating.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES