

Stunning renovated main house and longère divided into two gites, with large garden and valley views.



INFORMATION

Town:	Baud
Department:	Morbihan
Bed:	8
Bath:	4
Floor:	341 m2
Plot Size:	10806 m2



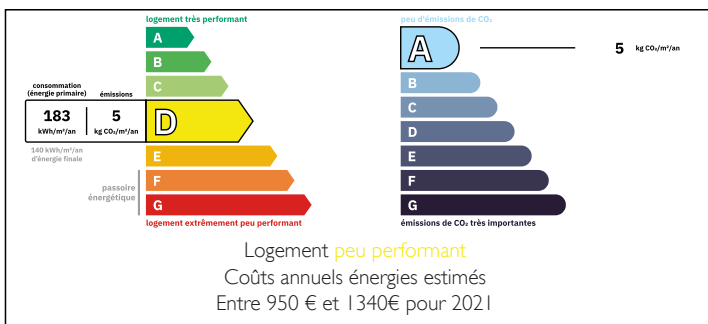
IN BRIEF

An exceptional opportunity to acquire three beautifully renovated properties comprising a main house, and a character longère divided into two interlinked gites - all finished to a superb standard. Set in a large garden with field below bordered by a stream, and with views over the valley beyond, situated in a quiet hamlet, yet within easy reach of Baud (10 minutes), Locminé (8 minutes), Vannes (30 minutes), Lorient (35 minutes) and Auray (30 minutes).

Three properties, featuring a total of 8 bedrooms, 3 kitchens 4 living rooms and 4 bathrooms, this grand property would be ideal for a large family or to run gites or a bed and breakfast.

More than 155 additional photos including 3D available upon request.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house is heated by a recent Mitsubishi heat-pump and two wood burning stoves (one on the raised ground floor salon, the second in the vast living/dining room on the top floor).

This house includes a basement with laundry room, boiler room, workshop, storage room and sauna. The first floor includes a beautiful bright kitchen with solid wood work surfaces, a living room with wood stove and balcony overlooking the garden and gites, a lovely bathroom, seprate WC and four spacious bedrooms.

On the second floor is a spectacular large living, dining, reading room with its own wood burning stove. Large velux windows allow lots of light to enter and also offer amazing views over the valley beyond.

The second property is an ancient stone farmhouse, divided into two gites, that has been totally renovated and is absolutely beautiful with genuine character and quality materials used throughout.

The first gite has on the ground floor a nice living room and a kitchen with dining area overlooking the gardens. On the first floor are two spacious bedrooms and a pretty bathroom with WC. This house also has access to the third house through an adjoining door upstairs.

The second gite includes on the ground floor a spacious living/dining room with pellet stove and access to a rear terrace, a pretty kitchen and a ground floor bedroom with large private shower room/WC. On the first floor is a second bedroom and bathroom.

At the end of the longère there is a...