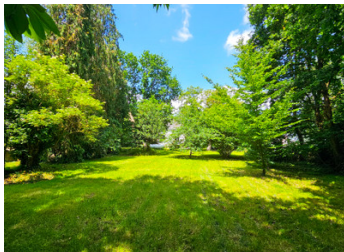


Large house to renovate, with lovely wooded garden in a quiet hamlet near Saint-Gérard and Pontivy.



## INFORMATION

Town:	Saint-Gérard
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	125.63 m <sup>2</sup>
Plot Size:	2253 m <sup>2</sup>



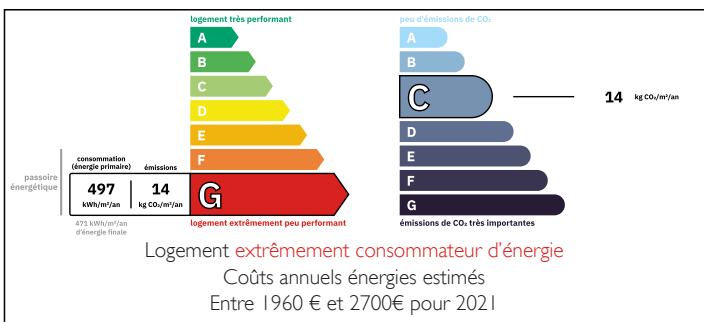
## IN BRIEF

Discover this large house to be renovated, situated in a lovely quiet hamlet near the village of Saint-Gérard and just ten minutes from the large regional town of Pontivy.

Within walking distance of the beautiful Nantes-Brest canal, this grand house offers great potential to create your dream home. Solidly constructed but in need of complete renovation. The windows are double glazed. On the raised ground floor there is a kitchen, a large living room of 30 m<sup>2</sup> overlooking the rear garden, a lounge of 18 m<sup>2</sup> with a pretty brick fireplace, a bedroom, and a showerroom with WC.

Upstairs via a solid wood staircase there are currently two light and airy bedrooms and a large attic to be fitted out which could accommodate two additional bedrooms and a bathroom.

## 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

The large garden features many well-established trees and lawned areas, and there is also a small outbuilding. The property will require significant work, including treatment of the framework in the roofspace and the renewal of the fosse septique, but could be your future dream home in a lovely location.

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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 habitation: EUR

## NOTES