

OFFER ACCEPTED, SORRY! Detached stone country cottage for renovation, architect plans & materials included!

EXCLUSIVE



INFORMATION

Town:	Saint-Congard
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	860 m2

IN BRIEF

UNDER OFFER, SORRY!

Work has started on this project, plans and materials are available (insulation, velux windows, beams etc. included). New fosse to be installed. Once finished, this could be a stunning property and it has far-reaching views across the valley.. The current plans are for a master suite upstairs, an open plan living area downstairs with the possibility of a 2nd room behind the garage and, within the existing 'ruin' walls, a conservatory, perhaps with bi-fold doors and a secluded outdoor seating/dining/party area, all designed to maximise the benefit of the views from the hill-top location! At the end of a hamlet a short drive from Saint-Congard (post office, bar/tabac, cycle shop, art studio, campsite and a friendly award-winning boulangerie) and not far from Malestroit, a popular and historic market town on the banks of the Oust

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

Some internal demolition has been done, you have an open space of 40m2 approx, with some blockwork built for toilet area, laundry area and oven cubby.

If you're up for a project and your dream is a sweet, classy stone country cottage, this is the property for you!

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