

Stone house to renovate , plus a hanger , land . On the canal.

EXCLUSIVE



INFORMATION

Town:	Saint-Martin-sur-Oust
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	8450 m2

IN BRIEF

Charming Riverside Property with Endless Potential TO RENOVATE

Nestled along the serene banks of the River Oust, this secluded stone cottage offers a unique opportunity to craft your dream home amidst nature's beauty. With no immediate neighbors and panoramic views stretching for miles, tranquility and privacy are guaranteed.

Property Highlights:

Stone Cottage: The main house is in need of COMPLETE renovation and awaits your vision and care to transform it into a comfortable residence.



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

Expansive Hangar: This generous outbuilding is ideal for storage, a workshop, or can be reimagined into a vast creative space tailored to your aspirations.

Additional Outbuildings: While the land is non-constructible, the existing structures provide ample opportunity to develop something truly special, be it guest accommodations, studios, or hobby spaces.

Natural Surroundings: The property boasts direct access to the River Oust, offering picturesque landscapes and a peaceful environment for nature enthusiasts.

LOCAL TAXES

Taxe habitation: EUR

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

NOTES