

Redon area: Character home +land, renovated incl underfloor heating. With constructible land to use or sell on

EXCLUSIVE



## INFORMATION

Town:	Saint-Vincent-sur-Oust
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	113 m2
Plot Size:	16847 m2

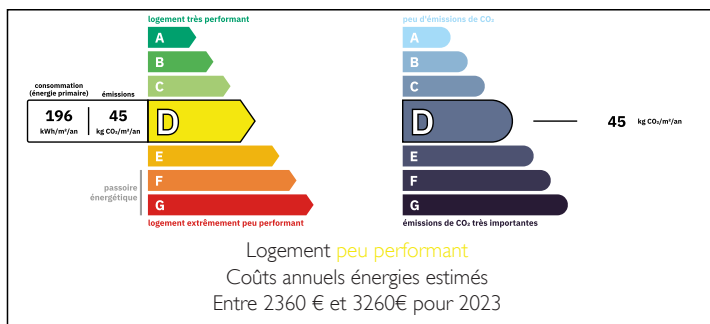
## IN BRIEF

This property is surprisingly spacious, renovated inside over time since 2003, this comes not just with an orchard garden but with your own field at the back plus constructible land including a nice, neat plot which is perfect to sell off & even a separate non-constructible leisure/nature parcel near to the river.

A smart entrance lobby at the side of the house leads past the utility room with downstairs toilet & shower taking you into the kitchen/diner with exposed beams & french doors out to the orchard. Off from the kitchen is the lounge with a woodburner. Off the lounge is the staircase lobby (originally the main entrance) then through to the downstairs bedroom with en-suite toilet & shower room. This bedroom could equally be a downstairs office or multi-use room. A great added benefit is underfloor heating downstairs!...



## 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 foncière: 632 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

This is a charming 4 bed/3 bath property, rated D for energy efficiency, with a separate garage/workshop. The septic tank is expected to conform (inspection awaited). The agricultural field behind the house is almost 9500m<sup>2</sup>, there is a constructible parcel of around 1000m<sup>2</sup> and the land around the house and garage is constructible too. A separate parcel of natural land of over 5000m<sup>2</sup> is 10 mins' walk from the property, although this is not physically marked out currently as a separate plot.

Approximate room sizes:

DOWNSTAIRS:

Entrance hall 4m<sup>2</sup>

Kitchen/diner 24m<sup>2</sup> plus corridor

Utility room & downstairs bathroom 6m<sup>2</sup>

Lounge 24m<sup>2</sup>

Office/bedroom 16m<sup>2</sup> including en-suite

Stairs lobby 2m<sup>2</sup>

UPSTAIRS: (\*\*Measurements at floor level\*\*)

1st bedroom 10.5m<sup>2</sup>

2nd bedroom 10.5m<sup>2</sup>

3rd bedroom 8m<sup>2</sup>

Bathroom 8m<sup>2</sup>

Come and visit this property to enjoy the countryside setting and great value!

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