

Extensively renovated 17th century manoir to finish to your taste, endless potential and expansive grounds.

EXCLUSIVE



INFORMATION

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|-------------|----------|
| Town: | Camors |
| Department: | Morbihan |
| Bed: | 6 |
| Bath: | 6 |
| Floor: | 312 m2 |
| Plot Size: | 9848 m2 |

IN BRIEF

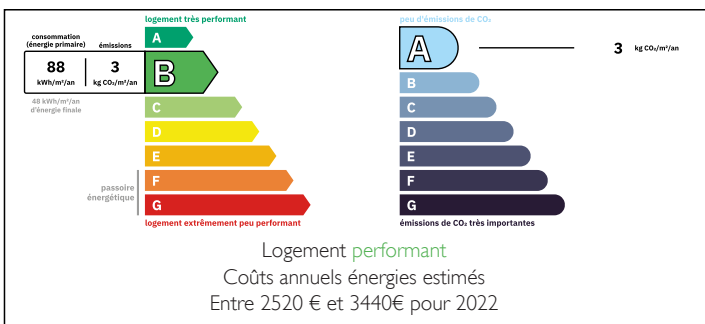
The Manoir Le Grand Chistro offers you the opportunity to acquire a historic Breton character property that has undergone extensive structural and energy upgrades by the current owner. All of the major work has been done, giving you a blank canvas to finish to your exact taste and create your dream home in France.

With exposed stone and original wooden beams, grand fireplaces, large windows, high ceilings and extensive gardens - this property offers original character in abundance, but with the comfort and convenience of modern living.

Recent works include roof works, insulation, double glazing, sanitation system and air-source heat pump central heating, ensuring an excellent DPE rating for this type of property.

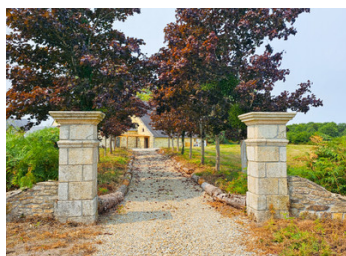
Ideal for a large family, B&B business, residential

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

It is quite normal to purchase a heritage building for the going market rates price/m² un-renovated and then be faced with additional upgrading costs such as: wiring, plumbing, heating, insulation, roofing replacement, extensive sanitation works - to name but a few - these resultant additional costs are substantial. The market M² price for Le Grand Chistro includes all these items fully completed and represents excellent value for money.

MANOIR LE GRAND CHISTRO

A Fully renovated 17th century Breton Manoir set in nearly one hectare of grounds.

Dating from the 17th century, Manoir Le Grand Chistro is a restored Breton manor combining historic character with modern energy efficiency and generous family living space,.

Set with 9.848m² of private land on other edge of the Camors Forest in southern Brittany, the six-bedroom property has undergone a comprehensive renovation that preserves its architectural integrity while providing the comfort and performance of a contemporary home.

LOCAL TAXES

Taxe habitation: EUR

NOTES

RENOVATION AND ENERGY PERFORMANCE

Behind the stone facade, the interior is light and spacious, a double-height central hall dining area forms the heart of the house .

THE RENOVATION INCLUDES:

- *New roofing
- *Double-glazed windows doors and skylights
- *New electrics, plumbing and heating throughout
- *Air-source heat pumps for heating and hot water
- *Underfloor heating in the main hall
- *New sanitation system compliant with current regulations