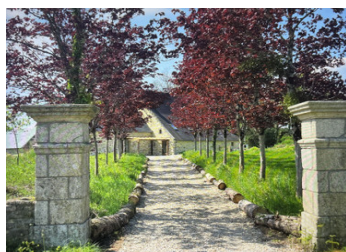


## Manoir Le Grand Christo

EXCLUSIVE



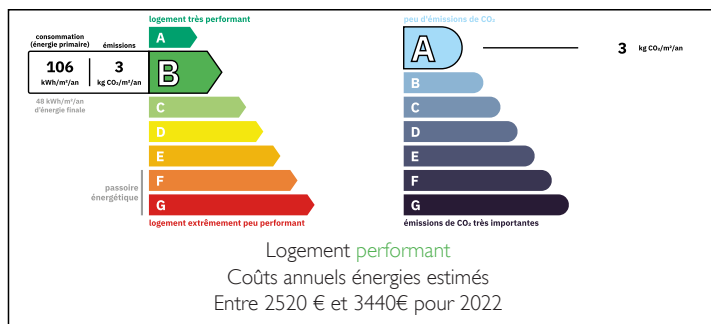
## INFORMATION

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

## IN BRIEF

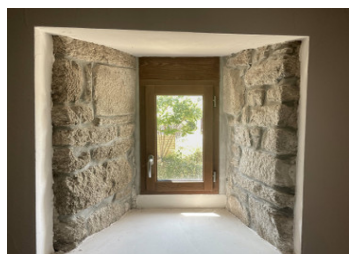
Near to Camors this spacious property has roots dating back to 17th C. Newly renovated and extended to offer six bedrooms, three en-suite bathrooms and three en-suite WC/ shower rooms in 312m2. This property blends historic character with modern systems including air-source heat pumps, partial underfloor heating and double glazing, a DPE rating B, a notable achievement in a stone property with exposed interior walls, expressly preserved for character. Final cosmetic touches such as kitchen installation and floor tiling remain, giving the new owners scope to personalise their home. The house stands in 9848 m2 of land. Within an easy drive are the beaches of Camac, La Trinité-sur-Mer and the TGV from Auray to Paris (3 hour trip). The renowned Camors Forest on its doorstep offers a...

## 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

This traditional Breton stone longere has been newly renovated and thoughtfully extended to create a lovely new home offering 312m2 of bright and spacious and luminous, versatile living space incorporating 6 bedrooms, 3 en-suite bathrooms, 3 en-suite WC/shower rooms plus guest WC.

This property, with roots tracing back to 17th century, combines traditional charm with modern comfort. Reimagined for contemporary living, it benefits from air-source heat pumps supplying heating and hot water, double glazing in new wooden frames throughout. The result is a character property with solid, energy-efficient infrastructure - where tradition and functionality meet. The resurrection of this ancient property now fittingly referred to as Manoir Le Grand Christo by its current owners, honouring it's 17th c origins.

Set within grounds of 9848m2 this property is steeped in history. The trace of the old Baud road still runs through the grounds, with the original toll gate stone hinge still visible - lending weight to the suggestion that the property may have once served as the mairie - a unique and authentic feature. The setting offers space and privacy without isolation, situated in a hamlet. The grounds offer lots of potential to plant ornamental or fruit trees or as grazing for animals. A low enclosed ruin wall with steps up into it would make a magical kitchen garden and orchard. There's also the option to create a paddock, and the Camors Forest nearby offers...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES