

Ref: A37740EAM56

Price: 899 000 EUR

agency fees to be paid by the seller

Beautifully Renovated 17th century Manoir with Endless Potential and Expansive Grounds





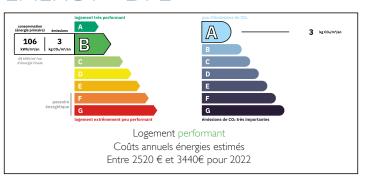








ENERGY - DPE



INFORMATION

Town: Camors

Department: Morbihan

Bed: 6

Bath: 6

Floor: 312 m2
Plot Size: 9848 m2

IN BRIEF

KEY FEATURES OF THE RENOVATION

- * New plasterboard and insulation throughout, ensuring both energy efficiency and comfort for years to come.
- * Brand new double-glazed windows, doors and Velux skylights, improving both the aesthetic and thermal performance of the home.
- * Fully rewired and re-plumbed, bringing the home up to modern standards with all the infrastructure you need for hassle-free living.
- *New heating system with air-source heat pumps and underfloor heating in the extension, offering energy efficiency and comfort.
- *Newly installed fosse septique, ensuring proper sanitation and ease of maintenance.

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.

*Impressive DPE rating of B, a rare find for a stone

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EUR

LOCAL TAXES

Taxe habitation:

NOTES

DESCRIPTION

This grand 6-bedroom stone Manoir (4 bedrooms with en-suite bathrooms) offers the perfect balance of historic charm and modern efficiency, making it an exceptional opportunity. Set on a large, secluded plot this property combines timeless character, privacy, and a solid, energy efficient foundation.

Meticulously renovated to a high standard, the Manoir preserves its original beauty while incorporating modern upgrades for comfort and convenience.

With the hard work already completed, this is a rare opportunity to step into a beautifully upgraded home without the uncertainties and costs typically associated with a full renovation. The kitchen area is yet to be installed, allowing you the flexibility to choose your preferred design and appliances, while the ground floor rooms have been left untiled to give you the freedom to personalise those spaces too, offering endless possibilities,.

This property is situated on a large, private plot, offering abundant space for outdoor living and relaxation. Whether you envision lush gardens, an outdoor entertaining area, or simply enjoy the peace and solitude that such a large plot provides,

Why settle for a property that needs extensive work? This Manoir offers a solid, upgraded foundation, and now it's ready for you to add the finishing touches that will make it truly your own.

The asking price includes agency fees payable by the vendor.

LAYOUT

The entrance hall (22m2) features a staircase to the upper floors and a convenient downstairs WC with washbasin. To the rear, a guest...