

Rieux -Character Home with Orchard & Outbuildings for Gîte Project—Near Redon TGV



INFORMATION

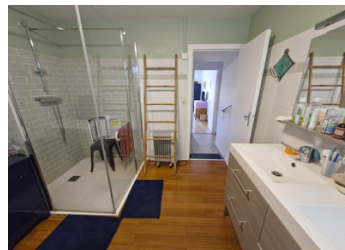
Town:	Rieux
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	1970 m2



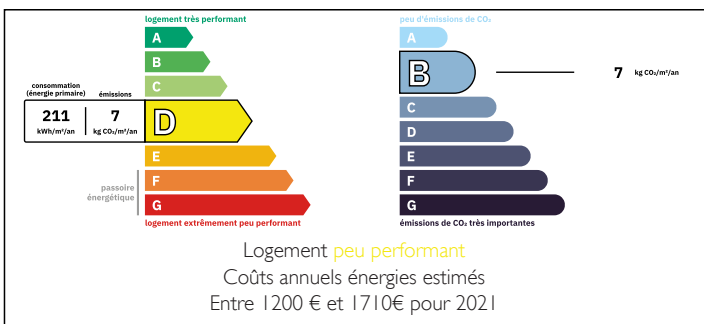
IN BRIEF

Tucked away in the heart of a charming hamlet, this property extends over a plot of 1970 m2 (all building land) with a small orchard. It offers many possibilities to realise your personal or professional projects.

Underfloor heating is provided by a heat pump system and a wood insert (DPE: D). Double glazing, PVC with electric shutters.



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

The ground floor of the house is completely renovated. Comprising an independent fitted and equipped kitchen, a utility room, a warm living room with fireplace insert, two large bedrooms of about 17 and 16 m², a shower room and separate toilet. A large convertible attic completes the whole. Two beautiful stone outbuildings, offer great potential after renovation. A large hangar also completes this property.



40 more photos and more information available on request

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

LOCAL TAXES

Taxe habitation: EUR

NOTES