

Blank canvas! End terrace cottage to renovate in quiet hamlet, Central Brittany.

EXCLUSIVE



INFORMATION

Town:	Ménéac
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	479 m2

IN BRIEF

A charming end terrace cottage just waiting to be taken on by someone up for the challenge. It is close to Meneac in Morbihan. Meneac is a small town with a few bars and restaurants, a pharmacy, medical centre and a small convenience store. It also has a huge lake, ideal for fisherman. Permits are available from the Meneac town hall (Mairie). Situated in the middle of Brittany, it is a drive of less than an hour to the Southern Brittany coast at Vannes or the North Brittany coast at Val Andre. Also provides easy access to the medieval town of Josselin, Rennes or Ploermel.



ENERGY - DPE

DPE not required.

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.



NOTES

DESCRIPTION

The property itself is as follows:

The floor of the property has cement floor slabs and is currently semi divided into three areas. The main living area, a kitchen and a bathroom each of which need fully renovated. The attic space is large with high ceiling but currently no staircase to access. Once renovated the property could have 120m2 of habitable space.

The property has character features of exposed beams and a large open fireplace, just waiting to form the basis of a new home.

Water and electricity are linked to the house but need to be reconnected. There is no septic tank but the preliminary paperwork has been completed for the installation.

Adjacent to the property is a piece of land of 400m2, ideal to make a garden or vegetable plot.

Please contact me for more information or to book a viewing.

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