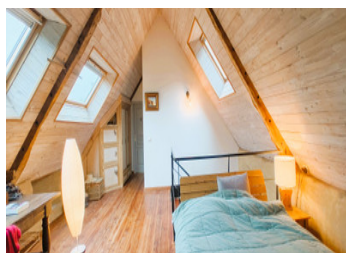
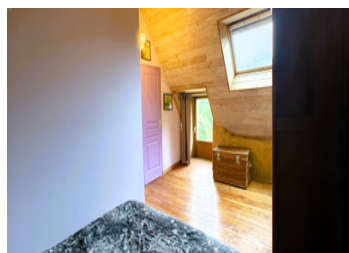
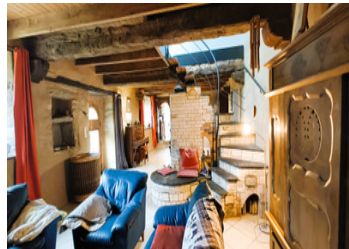
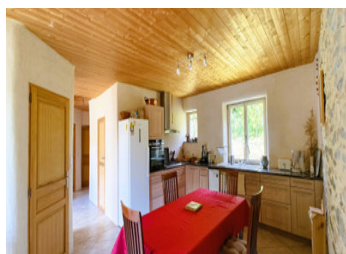


Lake Guerledan: Stunning renovated farmhouse with 4 bedrooms on 1.5 hectares of land



INFORMATION

Town:	Saint-Aignan
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	175 m ²
Plot Size:	15500 m ²

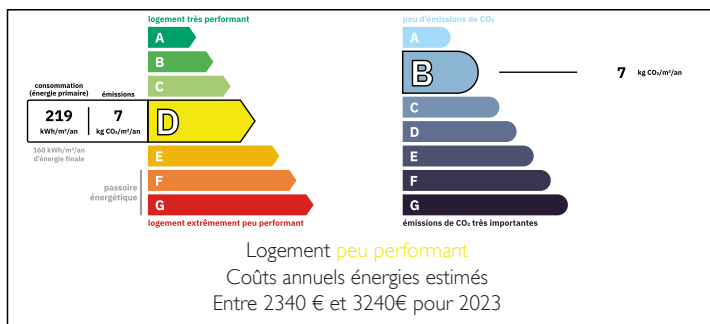


IN BRIEF

In Brittany, on the border between the Côtes d'Armor and Morbihan departments, south of the great Lake Guerledan, a magnificent farmhouse with 175m² of living space and a floor area of 200m², complete with a barn, a storeroom and a workshop building, set on 1.5ha of wooded grounds. Above-ground steel swimming pool on a wooden deck.

A rare property, notable for the meticulous renovation using eco-friendly materials, its layout, grounds, swimming pool and outbuildings. Situated south of Lake Guerledan, a stone's throw from the Nantes-Brest Canal and Bon Repos Abbey, in a splendid rolling, wooded setting, this magnificent and rare property is ready to fulfil all your plans!

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

On the ground floor, this fully renovated farmhouse comprises an entrance hall, two bedrooms, a bathroom with a stucco-finished shower and a bath, a utility room, a separate toilet, and a fitted and equipped kitchen with underfloor heating.

Upstairs, accessed via a loft ladder, there is a 50m² attic space fitted out with OSB panelling and insulated with biotextile insulation, suitable for use as a games room or even a dormitory.

In the second section, extending from the kitchen, you will find a spacious area comprising a dining room and living room. You'll appreciate the comfort of the masonry stove made of firebricks with its built-in oven, as well as the functional decorative fireplace.

A beautiful staircase made of metal and firebricks leads to the upper floor, which features a large mezzanine bedroom, a shower room and toilet, and a fourth bedroom with a lovely view of the garden.

Outside, you'll appreciate the variety of the natural surroundings, a shed with a straw-insulated storeroom, a utility pavilion with a mezzanine, an adjoining timber-framed greenhouse, and, of course, the swimming pool on its 70m² wooden terrace

Features:

Newly fitted timber and aluminium joinery, double glazing

Cellulose wadding and biotextile insulation.

Mass stove, open fire and underfloor heating

Interior earth and lime-sand render, stucco in the bathroom

Exterior lime-hemp render

Italian tiles

Wooden fitted cupboards made by a joiner

Electrical installations up to standard.

A pergola with a vine.

New zinc guttering

Private sewage system requiring upgrading to current standards (engineering consultancy and quote already provided)

NOTES