

Pretty property: house+gite & gardens, close to attractions, 1km to canal, great income-earning property too!



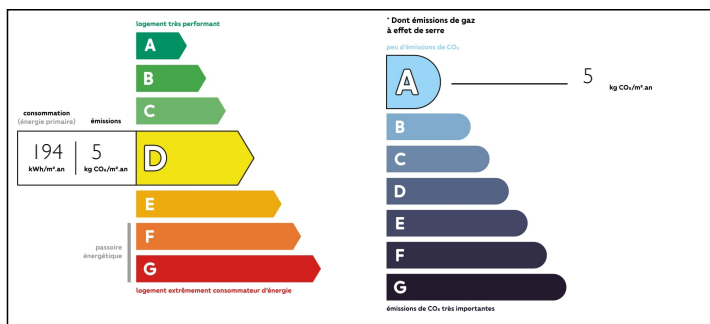
INFORMATION

Town:	Saint-Vincent-sur-Oust
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	1345 m2

IN BRIEF

SORRY, OFFER ACCEPTED. This is a fantastic chance to buy this property as a house + gite or to re-convert it into one big home as it has been used successfully as both in the past & the old connecting door could easily be re-opened! Full of character & renovated with taste, this could be a good investment for you if you're looking to have a rental property (or two!). There are gardens to the front, side & back, & currently there are also separate gardens front & back for the gite, in the terraced part of the building. Handy for the popular, growing town of Redon (TGV to Paris in 2hrs approx.) schools a-plenty and also 15 mins from the Rennes-Nantes main road. If that's not enough, 1 min away is the Nantes-Brest canal & 10 mins is the River Oust, with kayaking, paddle-boarding, boat hire, climbing, zip-wires & fishing activities....

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

More photos available, please ask & book your viewing.

Arriving at the house, you have plenty of private parking. A gate takes you into the gite (middle house) front garden, then into the large welcoming kitchen/diner which goes through to the lounge (patio doors out to the back garden) and staircase up to 2 bedrooms and a stunning large bathroom.

The main house (on the end) has patio doors at the front or an entrance via the conservatory at the back into another kitchen/diner going through to the lounge and an additional area of private front garden which can also be accessed from the lounge. On the ground floor, you have a bedroom, a bathroom with toilet/utility room and a cold storage room (although this could be converted for a different use). Upstairs from the lounge is the en-suite master bedroom with dressing room. Internal renovations have been carried out recently including insulation, some door/window replacement & in 2021 a new pellet burner (9 yrs' insurance remaining). The septic tank is believed to conform, the report is awaited. The main garden is private, has a large outbuilding and two smaller ones plus a view over a neighbouring private lake, your own spot of peace and tranquility!

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

NOTES