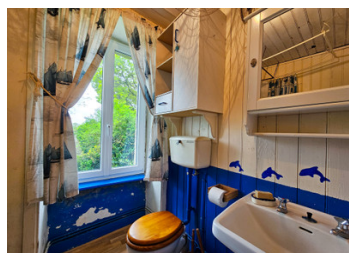


Stone house to renovate, barns, stables, large field and verdant land.

EXCLUSIVE



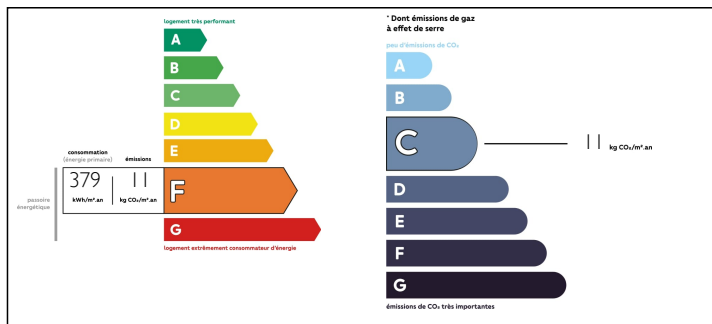
INFORMATION

Town:	Ploërdut
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	68.13 m2
Plot Size:	16753 m2

IN BRIEF

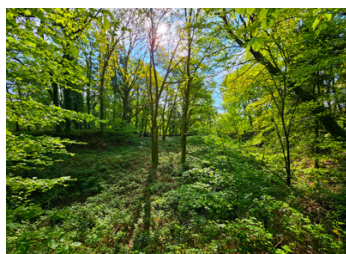
This large stone house and extensive terrain could be your ideal country home. Comprising an imposing stone house to renovate, currently with an open plan kitchen and living room, two bedrooms and a bathroom on the first floor and a large attic above (with staircase). Within the grounds is an old stable building, another outbuilding and a garage. The large grounds themselves are natural and verdant with mature trees, ideal for nature lovers. No artificial fertilisers or herbicides have been used here for almost 18 years. At the top of the land is a large field which could be perfect for horses or other animals. There is also a sunken area formerly a small quarry, which is now a green, valley-like oasis, very unusual and absolutely beautiful, a real haven for wildlife. The house requires extensive renovation and the installation of a fosse septique system, but is habitable during the work. There...

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.



NOTES

DESCRIPTION

This large stone house and extensive terrain could be your ideal country home. Comprising an imposing stone house to renovate, currently with an open plan kitchen and living room, two bedrooms and a bathroom on the first floor and a large attic above (with staircase).

Within the grounds is an old stable building with a well just beside it, plus another outbuilding and a double garage.

The large grounds themselves are natural and verdant with mature trees, ideal for nature lovers. Houses with this extent of natural land come onto the market only rarely. No artificial fertilisers or herbicides have been used here in the last eighteen years. At the top of the land is a large field which could be perfect for horses or other animals. There is also a sunken area formerly a small quarry, which is now a green, valley-like oasis, very unusual and absolutely beautiful, a real haven for wildlife. Many large and mature native trees and a number of fruit trees nearer the house.

The house requires extensive renovation and the installation of a fosse septique system, but is habitable during the work. There is also ample room on the land for a caravan/mobile home and plenty of secure storage.

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