

Hurry - riverside plot with existing building and constructible terrain in popular village!



## INFORMATION

Town:	Saint-Martin-sur-Oust
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	592 m2

## IN BRIEF

Right beside the river is this property currently consisting of an old sawmill building with constructible land and parking. There is the possibility of converting it into a stunning unique home, or maybe 4 apartments instead to generate income, or even 6 apartments if you demolish and start again, WOW!!!! As a bonus, it's not far from a fabulous restaurant and award-winning artisan cider-maker's shop. The village has a great primary school and easy transport links to senior schools and colleges, and has its own excellent top-quality amenities including a boulangerie, butcher's shop, mini-supermarket, art&crafts centre, another friendly bar with regular events, hairdressers, garage plus sports and play facilities, fishing at the lake and river, boat/kayak/bike hire and plenty of clubs for all ages, everything you need for daily life all year round. If you fancy a challenge, perhaps this is for you, imagine the stunning end...



## 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

In its previous life, this building had a covered upstairs that was used for storage and it has a footprint of approximately 220m<sup>2</sup>. One option is to use this to create a new home or perhaps 6 apartments over 2 floors - although please note that the structural condition and stability need verifying. Another option is to demolish the existing structure and rebuild, subject to a restricted footprint of 120m<sup>2</sup>, but this could still give you a stunning home or 4 apartments over 2 floors. Whichever you choose, look forward to the potential for a great return on your investment.

Note: the land is situated in a medium risk flood zone.

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

## NOTES