

Amazing opportunity: your own country estate with pool, water sources & lake AND glamping/yurts potential!



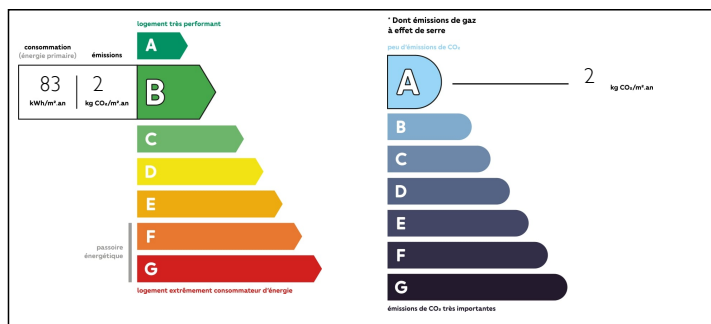
INFORMATION

Town:	Vannes
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	200 m2
Plot Size:	204064 m2

IN BRIEF

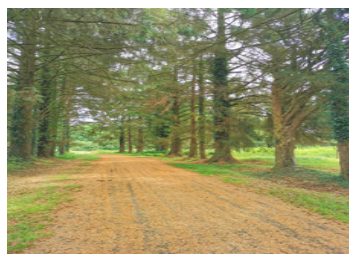
This is a very rare property indeed, a detached longère with in-ground pool set in its own immense countryside estate of over 20 hectares,. If you're after peace, quiet and solitude and don't want to be overlooked or have that hemmed-in feeling, this could be for you. Fields, woodland, a small lake and a couple of streams and the possibility of approx 9000m2 for leisure habitation subject to approvals, e.g. cabins or yurts if you dream of a glamping site...! (Saint Guyomard, less than 20 minutes to Vannes station)

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

Stone longère with huge open living area of nearly 50m², conservatory, currently 3 bedrooms including one downstairs en-suite, large workshop, garage, air-heat pump, and upstairs 2 en-suite bedrooms and the remaining half (or more) of upstairs to convert. This place has great potential to become your grand country home. Garden and outside eating areas, in-ground swimming pool and plenty of space for plants, horticulture, animals/livestock and activities.

Situated in the commune of St Guyomard, so very convenient for Vannes and Rennes and under 2 hours from Saint Malo if this is to be your French getaway - come and live the dream! More information and photos to follow.

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

NOTES