

## Maison de Maître dating from 1848 former post office, 374,400 €, Caro, Morbihan, 56140



### Seller Info

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About me: Been in Morbihan for over 12 years selling property, know the area well and would like to help you in your search for a property in Brittany, give a personal service before, during and after your purchase of your dream home, we take pride in our honesty with you. Alan will help you in the translation if you are unfamiliar with the language and also help you with the Notaire and documents you are required to sign.

### Listing details

Feed reference id 212787  
(System Field of XmlFeeds plugin):

Title: Maison de Maître dating from 1848 former post

office

Price: 374,400 €

Habitable space: 259 m<sup>2</sup>

Land: 1,560 m<sup>2</sup>

Department: Morbihan

Bedrooms: 5

Bathrooms: 2

City: Caro

ZIP code: 56140

Description: Maison de Maître dating from 1848 former post office, only 3 owners from that date, incredible!, with character, exposed beams and beautiful external stonework.

Current owners have brought this property to life having done extensive renovations by local artisans but there is still a project to finish off for



further accommodation or to have an artist studio, gite, or an apartment property is over 3 floors.

Situated in the quaint village of Caro, lies this lovely property, which is semi-detached, but with the opportunity to have a business with separate entrance as well as a comfortable home.

This property consists currently of a habitable space of 259m<sup>2</sup>, but once project finished will have 493m<sup>2</sup>

Ground floor:

Entrance hallway (7.51 m<sup>2</sup>) with corridor leading to 2 bedrooms (14.31m<sup>2</sup> & 15m<sup>2</sup>), 93 cm door openings which is ideal for wheelchair access,  
Shower room: "Italian" - walk in shower, with WC  
- large garden window (7.65 m<sup>2</sup>) 93 cm door  
Kitchenette (17m<sup>2</sup>) with window and glass door overlooking the garden  
From the kitchenette, there are a few steps which takes you into an incredible large lounge/dining area(former stables) (66m<sup>2</sup>) Panelling (hemp wool insulation) tiling on the whole ground floor / Finnish "Barbas" with woodburner and

there is a (door  
communicating with the  
professional office area

Professional area° Part:  
(former stables) (34,34m<sup>2</sup>)  
Ground floor refurbished  
- small office &  
Consultation room with  
waiting room, washbasins  
WC with independent  
entrance and separated  
from main house. this  
could be an office, artist  
studio, or any particular  
business, working from  
home ie, massage etc

Back through to  
kitchenette and there is a  
staircase to first floor  
which consists of:

1st floor (55.10 m<sup>2</sup>) (old  
barn)

Completely renovated,  
converted into 3 rooms  
and shower room with  
parquet floor leading to:  
1st bedroom (12m<sup>2</sup>)  
2nd bedroom (11.50m<sup>2</sup>)  
3rd room could be Library  
/ TV living space (25m<sup>2</sup>)  
parquet floor & window  
(fireplace in situ) Conduit  
operational (& functional  
since arrival with Godin  
burner downstairs in the  
lounge), from this room  
there is a doorway to the  
attic space which has still  
to be finished, but all  
electrics etc are already  
installed and most of

work has been carried out,  
just needs finishing off  
and would make a  
fabulous artist studio or  
further living  
accommodation or could  
be converted into an  
apartment, I have many  
photos of this area, please  
ask and I will gladly  
forward on to you.  
Shower room, & WC with  
large window to garden  
(6,60m<sup>2</sup>)

Staircase to 2nd floor:

2nd floor (42.42 m<sup>2</sup>): New  
staircase leading to  
habitable attic (42.42m<sup>2</sup>)  
& renovated, (mezzanine)  
2 large velux parquet  
flooring in Landes pine  
(23 mm) electric heating,  
currently being used as a  
gym and a separate hobby  
room.

Outside:

Garden & orchard:  
existing fruit trees  
(cherry, apple & pear)  
A well\*\* : functional  
Double garage (large  
cars) in stone 39.45 m<sup>2</sup>  
2 renovated lean-to's  
(which houses new tank  
and boiler)  
1 lean-to as a wood store  
1 garden shed (chalet)

Garden of 1560m<sup>2</sup> with  
raised decking as a  
terrasse

DPE: B & D

Double glazed throughout  
Central heating by fuel  
plus woodburner in  
lounge.  
Connected to mains  
drainage.

Within the village of  
Caro, A 10 mn des grands  
axes routiers  
A 47 kms de Vannes et du  
golfe 65 kms de Rennes  
10 kms de Ploërmel  
8 kms de Malestroit

Prix de vente honoraires  
TTC inclus : 374400 €  
Prix de vente honoraires  
TTC exclus : 360000€  
Honoraires TTC à la  
charge acquéreur : 4 %

Country: France

State/Region/Province: Bretagne

Property Statuses: For Sale

Reference Number: 673