

WOW, a grand house - village centre, two doors from the boulangerie! 3 bed house, garden, parking, garage & with a 2 bed house & **NEGOTIABLE!!!**



INFORMATION

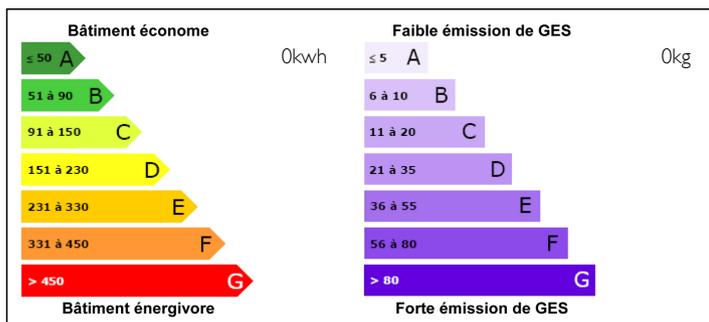
Town:	CARENTOIR
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	170 m2
Plot Size:	1000 m2



IN BRIEF

Charming village centre 3 bedroom house oozing original classically French features such as the beautiful oak parquet flooring, ornate fireplaces, high ceilings and large windows. In addition to the private parking, a garage and a sizeable fenced garden, the sale also includes another 2 bedroom unit, currently rented out to give you an immediate income! It is a short walk from a large lake too, for fishing or just taking a stroll. Ideal as a family home or a holiday get away. The roof looks good, it has new double glazed windows and is on mains drainage - all that might be needed is some refreshing if you have more modern tastes. Extra photos available. This is one to be snapped up!!!

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

Entrance to hallway leading to:

Living Room: 3,75 x 5,75. Large double doors, oak parquet flooring, open fire place.

Kitchen: 5 x 2,75. Access to rear courtyard, parking and garden.

Dining room: 4 x 3, Tiled floors, large double glazed window.

Bathroom: 2,5 x 1.25.

First floor:

Bedroom 1: 5,25 x 4. Double glazed large windows with shutters, open fire, original oak floors, cast iron radiator.

Bedroom 2: 3,75 x 3,25. Double glazed windows with shutters, open fire, cast iron radiator.

Bedroom 3: 3,25 x 2,5

Bathroom: 3,5 x 2.

Oak staircase leading to loft area: 9,60 x 5,85, fantastic space ideal for renovation!

Courtyard with garage: private parking for both properties.

Garden: lawn and trees, great for playing and just relaxing in the sunshine or under the shade.

Carentoir is a popular large village/small town with pretty much everything you'd need - 2 boulangeries (both on your street), a butcher, tabac, bars, restaurants, hairdressers, doctors, dentist, schools, a large supermarket, and tourist attractions such as La Ferme du Monde wildlife park, Footgolf course and two lakes, one even has a tiny beach!

Easy access to other towns and tourist spots such as La Gacilly, Malestroit, Rochefort-en-Terre, Ploermel, Lac au Duc and Vannes, 1 hour to the coast and good for other transport links (Redon with TGV to Paris in 2.5 hours, Rennes with TGV and airport, St Malo in 90 minutes)

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES