

Detached 3 bedroom neo-breton house in a friendly hamlet. Comfortable 2nd home or retirement home with space for a veggie patch and a large basement with workshop....

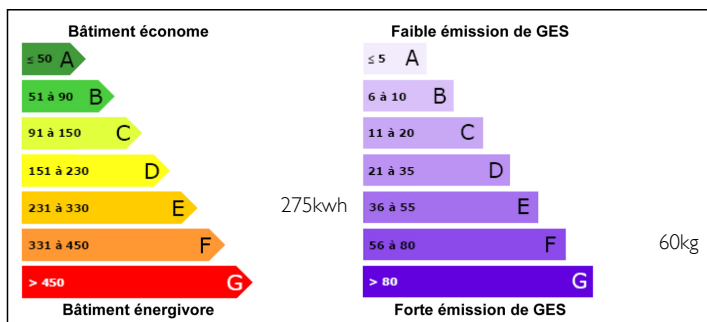


## INFORMATION

Town:	ALLAIRE
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	1000 m2



## 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

### GROUND FLOOR

Entrance hall  
Open plan sitting-dining room with insert fireplace and balcony  
Fitted kitchen  
Bedroom 1 with corner sink

### FIRST FLOOR

Bedroom 2 with under eave cupboard either side  
Bedroom 3 with under eave cupboard  
WC  
Shower room

### BASEMENT

Garage  
WC  
Utility room with sink  
Wine cellar

\*\*\* FURTHER DETAILS & ROOM SIZES AVAILABLE ON REQUEST \*\*\*

### WHY BUY THIS PROPERTY?

Location – just 30 mins from beaches  
A good sized garden without being too much to manage.  
So clearly well looked after.

### LOCATION:

2,5 km village centre of Allaire  
10 km nearest large town with port & TGV station, Redon  
15 km nearest port – Béganne  
30 km nearest beach at Billiers  
46 km walled city of Vannes  
58 km longest beach in Europe at La Baule  
70 km Rennes airport

## LOCAL TAXES

**Taxe foncière: 529 EUR**

## NOTES