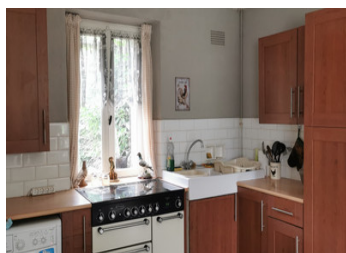
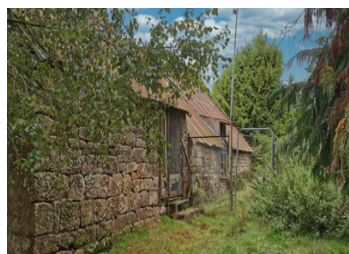


**UNDER OFFER! A 2-bedroom house partly renovated plus 16610m2 of land and woodland with outbuildings**



## INFORMATION

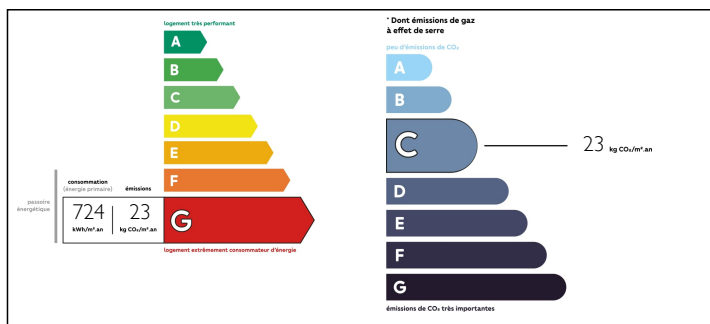
Town:	Guern
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	61.81 m2
Plot Size:	16610 m2



## IN BRIEF

This property has been partly renovated. Most of the windows are double-glazed, it has under floor heating in the open-plan kitchen/diner/lounge and a wood burner. Both bedrooms have been made good. The attic is ready to be completely renovated. The property is situated in a small hamlet about 3 km from Guern which has a post office and Boulangerie. The town of Melrand which is approximately 5 km has most amenities. The property sits on, 16610m2 of land which has numerous outbuildings and a well. Some of the land is woodland which is sloped.

## 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

The property consists of:

Entrance in to a hall with doors to:

An open plan fitted kitchen/diner (16.25m<sup>2</sup>) and lounge (10.79m<sup>2</sup>) with a wood burner, under floor heating and double-glazed windows.

Door to hallway which leads to:

Bedroom 1 (9.77m<sup>2</sup>)

Bedroom 2 (9.95m<sup>2</sup>)

Bathroom with shower over a bath (3.72m<sup>2</sup>)

Stairs to the attic (66.02m<sup>2</sup>)

The land has numerous outbuildings including 2 stone barns, a large hanger and part of the land is woodland on a slope.

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

## LOCAL TAXES

Taxe foncière: 230 EUR

Taxe habitation: 223 EUR

## NOTES