

REDUCED TO 91000. Beautiful two bedroom house with outbuildings and garage. In a small hamlet close to MOHON



INFORMATION

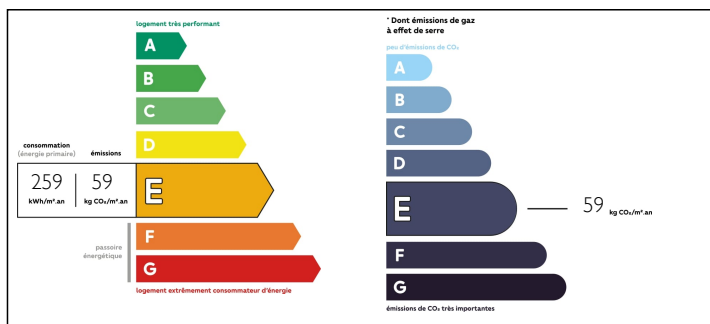
Town:	Mohon
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	700 m2



IN BRIEF

Perfect lock-up-and-leave or permanent home. This house has a good roof and central heating. Entrance to the open plan living space with fitted kitchen, large dining area,, with open fire. The lounge is also very spacious with acces to the garden via a double glazed door. There are two good size bedrooms, both on the ground floor, and a modern bathroom with shower. A utility room with the gas boiler completes the ground floor. The building attached has huge potential for conversion . Double height and access to the first floor of the main residence. This is a project if you wish to extend but a fabulous space as a workshop: if not. Access to the garden which is totally private is either by double pvc gates where there is parking for two vehicles or from the lounge. There is also a well with a pump. This is such a pretty property and such a bargain. Possibility to buy more land...

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

DIMENSIONS;

LOUNGE/DINER /KITCHEN; 23M2

BEDROOM1: 8M2

BEDROOM 2; 15M2

SHOWER ROOM; 3M2

LOFT: 84M2

OUTBUILDING DOUBLE HEIGHT: 25M2

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

LOCAL TAXES

Taxe foncière: 420 EUR

NOTES