

Set of 2 houses of 260m2 with shed on 1.3ha of land



INFORMATION

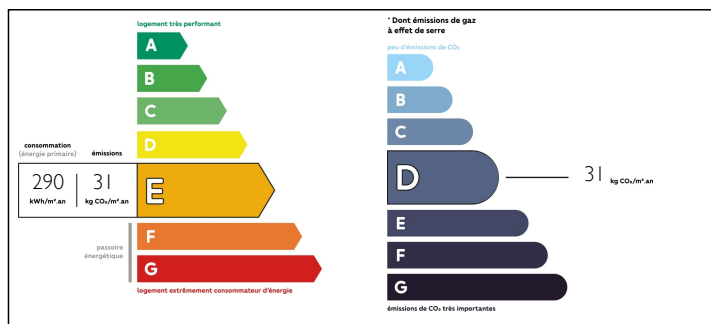
Town:	Gaël
Department:	Ille-et-Vilaine
Bed:	5
Bath:	2
Floor:	260 m2
Plot Size:	12500 m2

IN BRIEF

This beautiful farmhouse is divided into 3 houses, 2 already habitable and one to be renovated. The ensemble can accommodate numerous projects thanks to its configuration and its geographical location. A 1.3 hectare plot of land, a large shed and other rooms used for storage can be converted and complete the property.



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

House 1: Approximately 100m².

GROUND FLOOR:

Living room with kitchenette: 45m².

Bedroom 1: 10m².

Separate toilet and bathroom.

Access to garage 13m².

1st floor:

Clearing/living room corner

Bedroom 2: 12m².

Bedroom 3: 13m², bathroom

Office: 7m², dressing room

dressing room/storage room: 8m

Separate toilet and shower room

House 2: Approximately 135m².

GROUND FLOOR:

Living room: 40m², dining room: 40m², kitchen: 14m² with access to the veranda of 22m².

Fitted and equipped kitchen: 14m² with access to the veranda of 22m².

Separate toilet and bathroom

Storage space

1st floor:

Mezzanine with an office

Bedroom 1: 12m² (12m²)

Bedroom 2: 14m² (14m²)

Bedroom 3: 13m² (13m²)

Shower room and separate toilet

Dressing room/ cupboards/storage

Access to a garage and 2 back garages for storage (convertible): 65m².

HOUSE 3: To be renovated

33m² floor area, good height of 7m under roof.

Garage of 33m² usable

WORK TO BE DONE: Individual sewerage to be redone.

Some distances to locate your next place to live:

6 km from the forest of Brocéliande; 15 km from

NOTES