

Cute detached house, beautiful countryside views - your future dream home!



INFORMATION

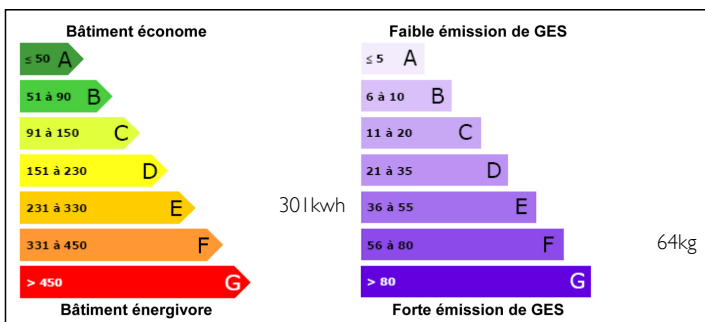
Town:	Malestroit
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	65 m2
Plot Size:	2810 m2



IN BRIEF

In a hamlet in the middle of the countryside is this cute detached house with large basement and a separate double-height garage barn with a useful mezzanine for storage or additional workspace. The open lounge/kitchen has double doors out to the large garden with a little orchard too and there's a porch at the back of the house for your woodstore or perhaps to make a cosy seating or dining area. Back inside are 3 bedrooms, (at the moment 2 shared as open plan but it would be easy to separate them again) plus currently a ladder staircase goes up to the attic which could be converted into living space. As another added bonus, the fosse septique is a recent installation! This house is nicely positioned in the commune of Val d'Oust, between Malestroit and Ploërmel.

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

Lounge/diner 16m² with fireplace and open-plan kitchen of 9m².

Bedroom 1 - 10m²

Bedroom 2 - 10.5m²

Bedroom 3 - 9m².

Shower room and separate toilet.

Attic - possible renovation space.

Basement 'sous-sol' the size of the house footprint divided into 2 spaces.

Fuel heating, although the tenant only uses the electric radiators. The house could do with an update, perhaps it can you earn you a nice monthly amount from the rent that you can put towards future improvements - come and view this soon!

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

NOTES