

Beautiful detached stone house with a downstairs bedroom, and a big hangar. Set in 5400m of land.

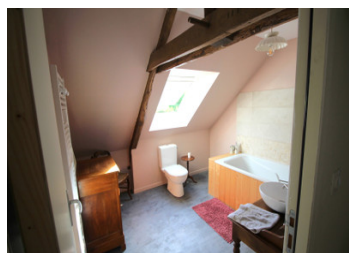


INFORMATION

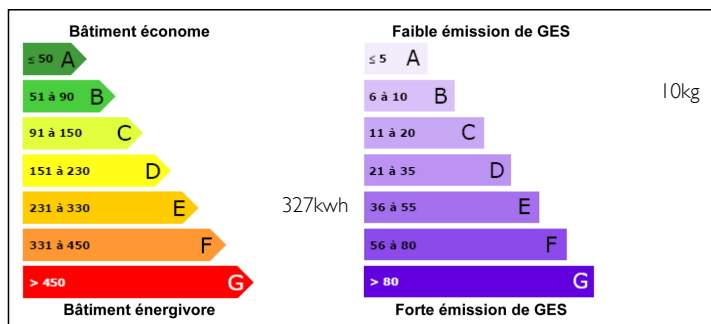
Town:	Saint-Aignan
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	150 m2
Plot Size:	5410 m2

IN BRIEF

A beautiful stone house requiring some small finishings, the main works having been completed, new roof and fosse septique in 2021. Two upstairs bedrooms with a bathroom and wc , also one downstairs with a bathroom and WC. A must for calm country lovers looking to finish a property but not do the major work.



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.



LOCAL TAXES

Taxe foncière: 405 EUR

Taxe habitation: 400 EUR

NOTES

DESCRIPTION

GROUND FLOOR;

Entry through the glazed door to:

KITCHEN/ DINING ROOM/ LOUNGE~5m x 7.6m (38m²)

A modern kitchen with an range of units, oven,, tiled and Laminate floor, A fireplace and chimney currently closed, 2 double glazed windows with shutters to the front of the property.

Door leading to

BEDROOM I ~ 3.4m x 3.6m (12.2 m²)

Tiled floor, double glazed window with shutters to side of house, door to side of the house.

BATHROOM I ~ 1.9m x 3.3 (6.2m²)

Under renovation plumbing for shower, handwash basin, WC, tiled floor, plumbing for washing machine, double glazed window the the rear of the property.

LOUNGE 2 ~ 2.6m x 5.1m (13.39 m²)

Tiled floor, double glazed window with shutters to side of house.

CONSERVATORY ~ 3.6m x 3.1m (11.1m²)

Tiled floor, sliding doors onto the front of the house.

Stairs from the second lounge leading to;

FIRST FLOOR

BEDROOM 2~ 2.5m x 3.7m (9.2 m²)

Double glazed dormer window to front of house.

BEDROOM 3~ 4.7m x 4.6m (21.6 m²)

Double glazed dormer window to front of house.

BATHROOM 2~

Bath with shower over, handwash basin, WC, PVC floor tiles, electric, double glazed velux window at