

3-bedroom stone house with 2 garages and garden of 1300m2 only 1km from the Vilaine River, a fisherman's paradise!



INFORMATION

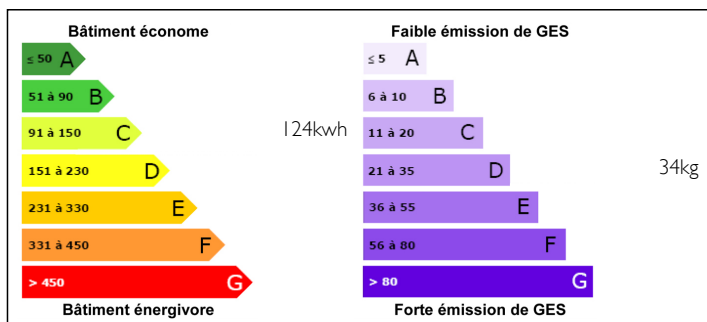
Town:	ALLAIRE
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1385 m2



IN BRIEF

Highlights: 4km town of Allaire and all commerce. Set in a peaceful hamlet. The house underwent a quality renovation 15 years ago and is ready to move into. Beautiful stone fireplace and Gas central heating! Double Glazed Aluminum lacquered windows throughout with shutters. At proximity and to the side of the house is an independent second Garage (ideal for storing that fishing boat) and a garden of 1300m2 lined with several oak trees. The independent Garage also has a cellar and loft area.

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

Interior layout and features:

GROUND FLOOR : To the side of the living room is a small but practical corner kitchen with separate access. Spacious living room of 36m² with tiled floor, beautiful open stone fireplace and beamed ceiling. WC. Access direct to attached Garage.

First Floor: corridor leading to 3 bedrooms with solid wood floors, one of which has fitted cupboards. Bathroom with vanity unit, WC.

Garden and Exterior: The property has a shared and common courtyard area to the front giving access also to the independent Garage and Garden. There is ample parking space for several vehicles or a boat. The garden is bordered by farmland to the side and rear.

Located 4 km from the village of Allaire with commerce and services.

12km Redon TGV station – Vannes , Rennes & Paris
2hrs10-30mins. 22km Rochefort-en-Terre - voted 'Preferred village of the French' in 2016!

30km Coast and Beach of Damgan. ...

NOTES