

UNDER OFFER! 4 bedroom stone house with a stone building ready to be renovated, a garage and 1708m2 of land



INFORMATION

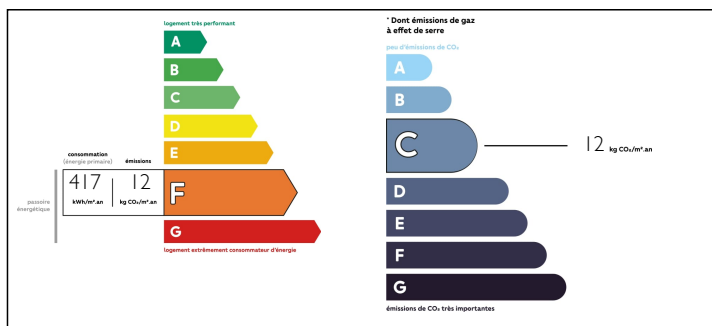
Town:	Priziac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	1688 m2

IN BRIEF

This stone house is situated in a quiet hamlet in the countryside. It is full of character and has 2 bedrooms on the ground floor and 2 on the first floor. It has a garage and wood store and a stone building which is ready to be renovated into a one bedroom gite and a 2 bedroom gite. It is surrounded by its garden. 1708m2 of land altogether.

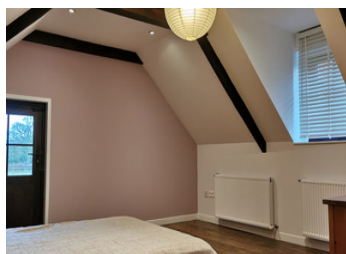


ENERGY - DPE



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: 900 EUR

Taxe habitation: 900 EUR

NOTES

DESCRIPTION

The property is gated with private parking and a garage.

Ground floor.

The house has 2 entrance doors, one of which opens into the kitchen (22.46m²) which is fully fitted and has a wood burner.

The other front door leads into a dining area (22.61m²) which has a wood burner with back boiler, and the staircase.

The lounge (32.11m²) is to the right of the dining room which again has a wood burner.

From the kitchen a door leads to the back of the property into a hallway which has a separate WC, bathroom (4.46m²) with bath.

Utility room (2.36m²)

Bedroom 1 (8.31m²) with en suite

Bedroom 2 (7.96m²)

Door which leads into the garage (29.94m²)

First floor

Bedroom 3 (24.47m²)

Bedroom 4 or office (11.61m²)

Bathroom with shower (4.54m²)

There is also a wood shed attached to the house.

The garden is laid to lawn with some fruit trees and a well. Opposite the main house is a stone longère, which is divided into 2, and is ready to be renovated into a one-bedroom gîte and a two-bedroom gîte. The gîtes also have their own entrance from the garden.

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