

UNDER OFFER! Stone house has lots of character! Just needs a finishing touch.



INFORMATION

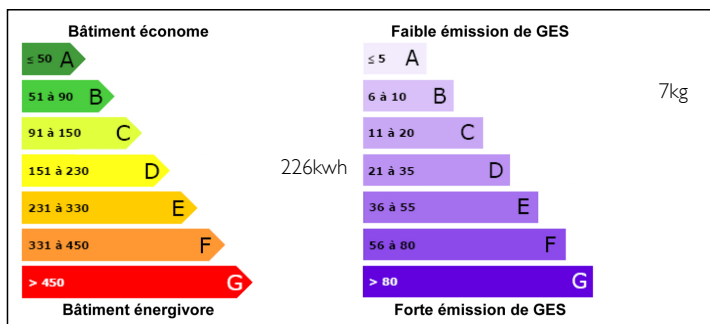
Town:	Saint-Servant
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	93 m2
Plot Size:	525 m2



IN BRIEF

2 potential 3-room house 93 m² In a small village of character in the commune of SAINT SERVANT SUR OUST, 4 minutes from JOSSELIN, charming house and beautiful stone, on a plot of 525 m². It comprises on the ground floor, fitted and equipped kitchen, living room with fireplace and beautiful beam, shower room, WC and boiler room. Upstairs, mezzanine, 2 bedrooms, possibility of additional shower room. External storage. Located in a peaceful setting and with views over the countryside. Non-compliant sanitation but mains drainage will be installed in 2023. Ref 1226

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.



NOTES

DESCRIPTION

Leading into the property a good size entrance. This is useful for taking off those muddy boots.

New solid front door, which leads directly into the lounge/ modern kitchen. All open planned designed with a stunning wood-burner as the focal point. The tiled floor is newly fitted and gives so much light. The Southeast sun shines throughout this room, which gives you instant warmth.

Moving into another storage area, which has stone effect walls, just adds that additional character.

Off to the left is the bathroom, offers WC and bath (no shower) lovely creation with the stone walls.

Continue through to the rear of the property, offers a Bureau or potentially could change into a downstairs bedroom - plenty of storage space. Off this room, leads into the garden.

Upstairs, are quarter turn style with wood design and also a good size landing.

There is an additional unfinished project, which could be converted into a WC. Pipes are in place.

Bedroom 1 : bedroom with views from the front of the house.

Bedroom 2 : is also a good size room and this views to the front of the house.

This property offers :

- *Newly renovated open lounge and modern country kitchen.

- *Tiled flooring and wood.

- *Double glazed on some windows. New Front door.

- *Lots of space, land and vegetable plots. Access at the rear of the property.

- *Parking for 2 cars and the front and additional