

Detached Stone Farmhouse with garden & Garage in quiet rural setting.



INFORMATION

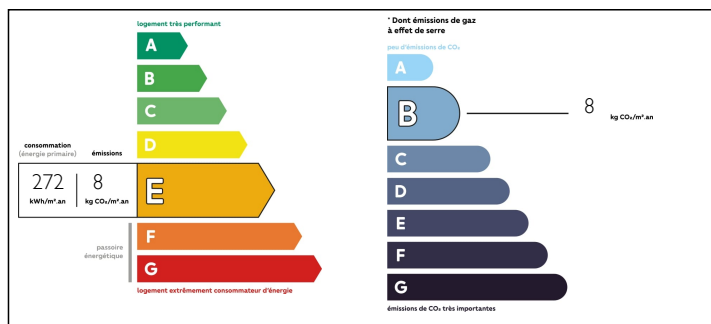
Town:	Mauron
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	63 m2
Plot Size:	2555 m2

IN BRIEF

This traditional house has been partly renovated to a good standard, currently offering ground floor living. On entering the property you have open plan sitting/dining room with fitted kitchen, full of character with exposed beams and fireplace with wood burning stove. French doors lead out to the garden. Fitted with double glazing. Off this main living area is a double bedroom and a large modern bathroom with roll top free standing bath, corner shower cubicle, toilet, sink and plumbing for washing machine. Just move in! ideal lock up and leave holiday home,



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

Or use your imagination as this property offers potential to renovate further and create one large property or a second house/gite. . There is a total loft space of 97m² with double glazed windows already in place, on the ground floor approx. 34m² with a beautiful stone arched doorway. Outside there is garden side and rear with a well and piece suitable for vegetable plot or animals. There is a large hangar which could be used as a garage or workshop (42m²) plus a wood store. Situated only a 6-minute drive to Mauron which has all amenities. Larger town of Ploërmel is a 20 minute drive with a beautiful large lake offering watersports and golf course. Explore Broceliande Forest with its myth and legend. Easy access to main road networks for ferry ports, airports and the North & South Brittany coasts.

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

LOCAL TAXES

Taxe foncière: 134 EUR

NOTES