

**OFFER ACCEPTED** Lovely house with 3 bedrooms, garage, with land - in quiet hamlet. Attached house to renovate.



## INFORMATION

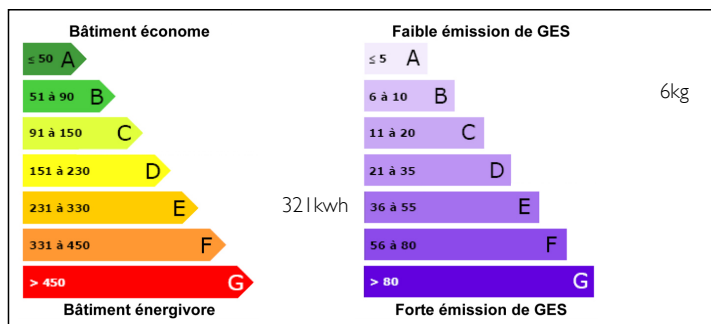
Town:	Guilliers
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	5016 m2



## IN BRIEF

**OFFER ACCEPTED** This spacious property offers excellent value, situated in a quiet friendly hamlet with 3 bedrooms, large garage (with attic) and an attached cottage for renovation if required, or just for great storage - complete with recent poured concrete slab. Just over 5000m2 of land with mature fruit trees and views over the fields beyond. Your dream country home awaits.

## 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

**OFFER ACCEPTED** This light and spacious property is situated in a quiet hamlet location near Guilliers. It has an open plan kitchen/dining room, with wood-burner plus separate living room and downstairs WC. Plenty of storage. Upstairs you will find three double bedrooms, all large and light and airy; one with a small balcony which overlooks the garden. Beautiful wooden floors to the first floor. Family bathroom. The house has electric heating which was fitted recently and UPVC double glazing. It's a great family home, ready to move into, but with scope to redecorate to your taste.

Attached is a double garage, with utility area and small wine cellar. This also has first floor storage. To the other side is a cottage, which could simply be used as storage or could be converted to provide extra accommodation or even be turned into a gite. There's also another large storage area to the rear of the property, which gives access to the cottage.

The property also has a separate small stone building to the front, which would be a great tool shed, small workshop, animal shelter or even a child's dream of a 'Wendy House'

The house is not overlooked and backs on to fields and woodland. There is a separate access to the land at the rear, and also a vegetable plot.

If you want to start your 'dream' in France, this is the place!

The land extends both in front and behind the property to a total of just...

## LOCAL TAXES

**Taxe foncière: 222 EUR**

## NOTES