LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A20736CCU56 Price: 46 000 EUR

agency fees included: 5000 € TTC to be paid by the buyer (41 000 EUR without fees)

UNDER OFFER | Stone semi-detached property 4 bedrooms 2 bathrooms in a small hamlet. TO RENOVATE

EXCLUSIVE















INFORMATION

Town:	Saint-Malo-des-Trois-Fontaines
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1200 m2

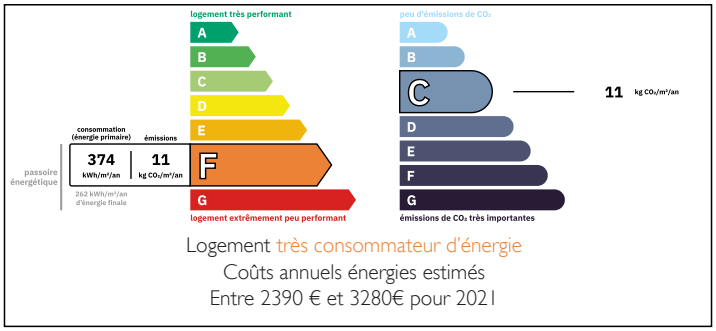
IN BRIEF

UNDER OFFER The property unfortunately has been left in a bad state Nothing a few weeks cleaning would not sort.

The property has a sound roof, all double-glazed with shutters, and 4 bedrooms. It is a real bargain if you can see through the mess.

Near the village of St malo des trois fontaines in the countryside but only ten minutes from Ploermel and josselin;

ENERGY - DPE



Logement très consommateur d'énergie

Coûts annuels énergies estimés

Entre 2390 € et 3280€ pour 2021

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.

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NOTES

DESCRIPTION

Entrance is across a parcel of land that is owned by the neighbour but can ofcousre be used . You have a terrasse and a small plot infront.
Large open plan kitchen diner with wood burner and stone fireplace
tiled floors throughout.
Access to the back garden from the hallway leading to a large ground floor tiled bedroom with electric radiators and an ensuite shower room.
The first floor has a large family bathroom with corner bath and another room for a utility , seperate wc
Three double bedrooms with wood floors and access to the loft area.
The property is a little more complicated as will need mains water seperating from the neighbour as at the moment they share.
The front garden belongs to the neighbour but you have access to get the house. The fosse is relaitively new but also shared with the neigbour but the sytsem belongs to the property.
Its not perfect but very good value for a property with 4 bedrooms.

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