LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A33144JW56 Price: 51 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (45 000 EUR without fees)

UNDER OFFER A 2 bedroom property with a garage and a small garden in a village

EXCLUSIVE















INFORMATION

Town:	Le Croisty
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	73 m2
Plot Size:	75 m2

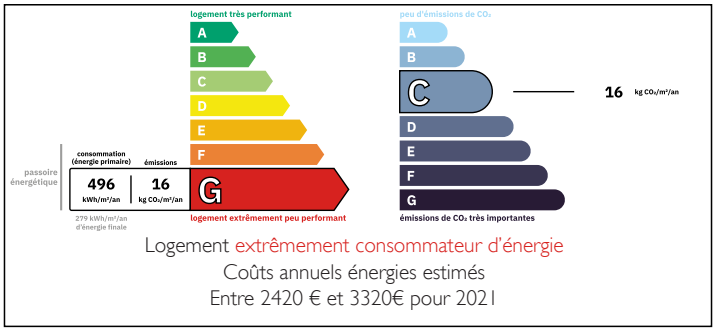
IN BRIEF

Tucked away in a peaceful village, this two-bedroom detached property offers a perfect combination of comfort, convenience, and outdoor space. The home boasts a spacious garage, ideal for secure parking or additional storage, while the small garden provides a wonderful spot to enjoy the fresh air. There's also off-road parking for up to three cars, making this property even more practical.

The village itself is a charming community, with an infant school, a small local shop, a bakery, and two friendly bars, offering everything you need for everyday living. For more comprehensive amenities, the historic town of Guémené-sur-Scorff is just a 15-minute drive away, where you'll find a wider range of services and attractions.

With its serene village setting, excellent local amenities, and easy access to nearby towns, this property presents an ideal opportunity for those seeking a peaceful...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2420 € et 3320€ 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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LOCAL TAXES

Taxe foncière:	**475 EUR**

NOTES

DESCRIPTION

This charming property offers a comfortable and versatile living space, ideal for those seeking both practicality and potential.

Ground Floor:

The heart of the home is the open-plan living area, which combines a fully fitted kitchen with integrated hob and oven, a dining space (approx. 25.62m²), and a cozy sitting area complete with a wood burner for added warmth and charm.

First Floor:

Upstairs, you'll find two generously-sized bedrooms, each with its own en-suite bathroom, offering privacy and convenience (approx. 23.54m² and 24.25m²). Both rooms are well-proportioned, making them perfect for relaxation and rest.

Attic:

A staircase leads to the attic, which is ready to be renovated into a third bedroom, office, or additional storage space—giving you the opportunity to customize the home to suit your needs.

Garage & Outdoor Space:

The property also features a large, attached garage (approx. 25.97m²), offering ample space for parking or storage, with direct access to the garden. The front of the house is set back into a private courtyard, providing off-road parking for approximately three cars with easy access from the main road.

Garden & Additional Features:

To the rear of the property, you'll find a small but well-sized garden (approx. 75m²) that includes a large poly tunnel, perfect for gardening enthusiasts or additional storage. The garden can be accessed via side access or through the garage, making it both convenient and functional.

This property offers a great opportunity for those looking for a spacious home with room to grow and the potential to enhance further.

Information about...