LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33773CCU56 Price: 249 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (233 178 EUR without fees)

Charming detached stone property composed of two dwellings (6 bed), outbuildings and garden in a quiet hamlet.

EXCLUSIVE















INFORMATION

Town:	Bréhan
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	172 m2
Plot Size:	1693 m2

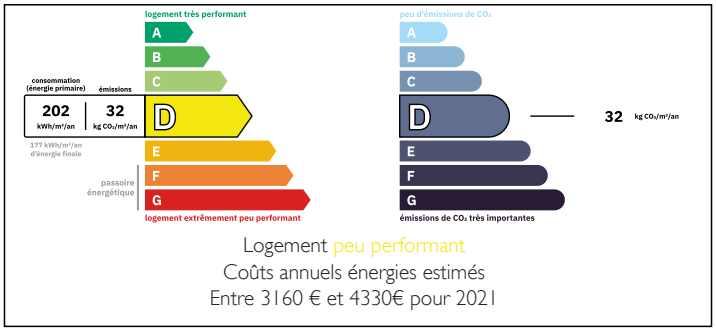
IN BRIEF

Two lovely properties for the price of one, the main three bedroom house is ready to move into, the attached three bedroom gite could be easily finished (mostly renovated). Two other large outbuildings in addition and a pretty garden. The property is situated in a peaceful hamlet a short distance from Bréhan and Rohan.

These character-filled homes are perfect for multi-generational living, a main residence with rental income potential, or even a gîte business. The main house consists of a light and bright living room, separate kitchen and family shower room on the ground floor, upstairs are three bedrooms, a second bathroom and separate WC.

The second house has a very large main room on the ground floor. Upstairs are three nice bedrooms and a family shower room with WC.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3160 € et 4330€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**1008 EUR**

NOTES

DESCRIPTION

Main Property Highlights:

- 3 Bedrooms: Spacious, with elegant parquet flooring on the first floor.
- Open Plan Living: A tiled lounge and dining area with an open fireplace for cozy evenings.
- Modern Comforts: Double glazing, manual shutters, and oil central heating throughout.
- Fully Equipped Kitchen: Ready for all your culinary adventures.
- Bathroom on the Ground floor shower room and a WC .
- Exposed oak staircase and tasteful renovations blending modern comfort with rustic charm.
- The first floor showcases three double bedrooms, bursting with natural light plus a WC and wash basin.

Second Property

- Separate Entrance: Accessible via the main home or independently.
- Open Plan Living: Exposed stone, beams, and a wood burner create a warm and inviting space.
- Ready for Your Touch: Plumbing installed for a kitchen and WC.
- 3 Bedrooms: Stunningly unique with stone and beam details, plus a shower room and landing space ideal for a home office.

Additional Features

- Attached Barn: Double-height with plumbing and electricity, offering endless possibilities – workshop, additional living space, or a studio.
- Open Barn: A charming structure with conversion potential or perfect for storage/workshops.
- Enclosed Garden: Secure and private, with a pump installed for an above-ground swimming pool.
- Modern Drainage: Comfort assured with a conforming system.

Why Choose This Property?

Whether you're seeking a spacious family home, a dual-property investment, or a serene countryside