

Sector Guer/ Carentoir : Pretty countryside house offering a cosy interior, an enclosed garden plus garage.

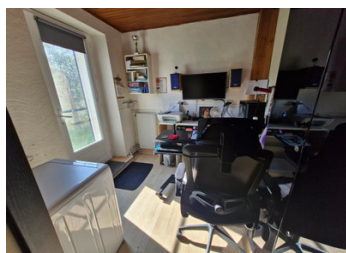


INFORMATION

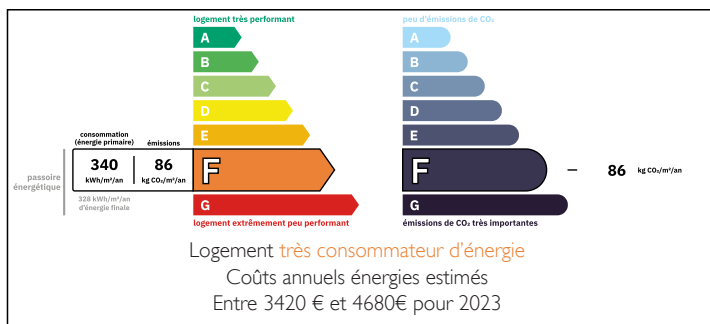
Town:	Carentoir
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	75 m2
Plot Size:	972 m2

IN BRIEF

I am delighted to present this lovely property tucked away in a quiet hamlet, just 8 km from the lively town of Guer and 3 km from Carentoir, both offering a full range of shops and services. The ground floor offers a cosy living space including a comfortable lounge, a fitted kitchen, a shower room, and a small office. Upstairs, the space has been divided into three compact bedrooms (one double and two singles) along with a shower room. Outside, you'll find a garage of approximately 30 m², a garden shed, and an enclosed garden with a gated entrance and off-road parking.

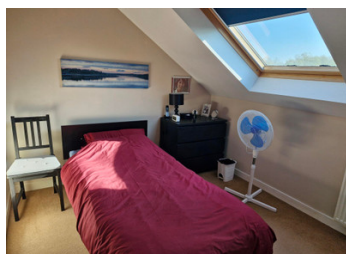
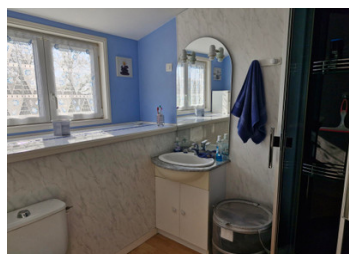


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 94 EUR

NOTES

DESCRIPTION

More details and photos on request.

Note:

- Gas central heating, with citem in place on the land (contract with antargaz)

- * Double glazing

- Energy audit available

- Non-compliant septic tank.

Distances

7km from Centre Carentoir (supermarkets and services, schools medical center etc)

35km from the large town of Ploermel (hospital, all services)

26kms from REDON station TGV to Paris

8.5kms from GUER (supermarkets and services)

41 kms from Rennes Airport (direct links to UK, Ireland and other European destinations

67kms nearest pleasure beach

86kms Vannes

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