LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39557JHK56 Price: 232 500 EUR

agency fees included: 6 % TTC to be paid by the buyer (220 000 EUR without fees)

Pretty, detached stone countryside house + large garden. CARENTOIR near to La Gacilly, Malestroit & Ploërmel.















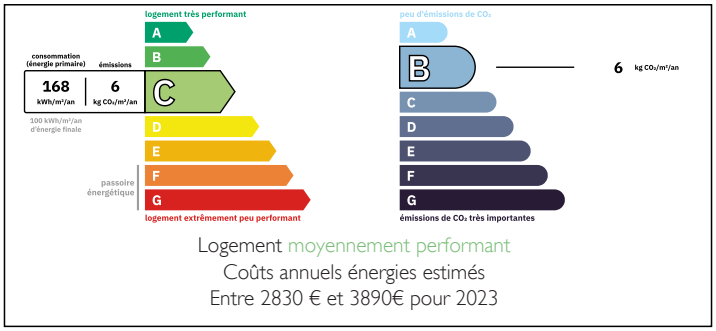
INFORMATION

Town:	La Gacilly
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	186 m2
Plot Size:	5730 m2

IN BRIEF

This attractive cottage offers you a modern open kitchen/dining room & lounge 'snug' (approx. 40m2). It has a practical conservatory-type entry (approx. 20m2) with additional dining & cooking space, almost an outdoor kitchen but also handy for keeping the outdoor clutter out of the main living area. In the main house area downstairs you also have two bedrooms & a bathroom. Upstairs is an open plan multi-use room currently as a sewing/craft room & additional sleeping/work zones with an adjacent toilet. Leading off the room is a master bedroom with bathroom and also from the main room up a ladder-style staircase is a fun attic mezzanine space. Downstairs again is a lobby with a 2nd staircase leading up to another multi-use room with plumbing (which can connect to the main bedroom) and another spacious end bedroom....

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2830 € et 3890€ pour 2023

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:	**203 EUR**

NOTES

DESCRIPTION

PLEASE ASK FOR ADDITIONAL PHOTOS, VIDEOS & 360° tour.
Approximate measures of main rooms:
Entry conservatory 20m2
Open-plan lounge/kitchen/diner 40m2
Main multi-purpose room 30m2
Main master bedroom upstairs 18m2
2nd multi-purpose room 20m2
2nd bedroom upstairs 18m2

2 properties could be created from this one large property if you wanted accommodation for extended family or perhaps you want a gite instead?

In the commune of Carentoir in a hamlet between Carentoir centre and La Gacilly, both popular small towns with access to primary schools and a collège (middle school) and school transport is available to Lycées (high school/6th form). Book your visit now!

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