LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A42515JHK56 Price: 120 000 EUR

agency fees to be paid by the seller

**Cute detached cottage, 2 beds, improvement potential or even 2 units! Hamlet near to La Gacilly.**
















## INFORMATION

| | |
|---|---|
| Town: | La Gacilly |
| Department: | Morbihan |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 55 m2 |
| Plot Size: | 1040 m2 |

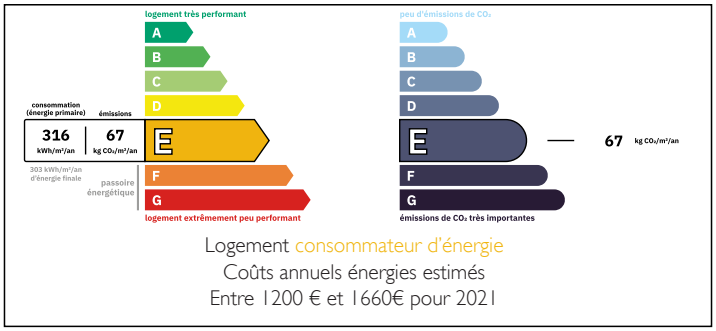
## IN BRIEF

This property is habitable as is but also offers scope for updating and perhaps reconfiguring to add another bedroom or it could be split into 2 units, plus the plot is constructible.

The original front cottage part offers a large open lounge/kitchen with dining space and two fireplaces, one with a woodburner an the other currently open. There is also a bedroom area in this part with access to the back garden plus it has a shower room and separate toilet.

The second part of the property is the converted 'cave' and attic, done attractively with exposed beams and stonework. The downstairs is another open plan living area with kitchen donstairs and upstairs is currently on open-plan sleeping area with a separate bathroom with toilet. This part has access to the back garden where there is another little...

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1200 € et 1660€ 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

Cottage 1:
Open-plan lounge/kitchen, approx 35m2 (including toilet) with woodburner and an open fireplace,, south-facing with 2 doors opening out on to the terrace of approx 25m2 which has a single gate access. Bedroom area approx. 20m2 including shower room. Door out to rear terrace with double side gates and to the back garden.
Cottage 2:
Entrance at the rear of the building into the open-plan lounge/kitchen, approx 30m2, stairs up to open sleeping area (approx 25m2 at a height of 1.8m including the bathroom) - perhaps you could create 2 cosy bedrooms up here if needed.
Cottage 1 has gas heating, electric heaters and a woodburner. Cottage 2 currently has no fixed heating, just plug-in heaters.
See floorplan in the Photos link.
The rear garden of approx 775m2 includes a basic shed and also a gas tank near to the house. You should assume that the fosse septique will need replacing, possibly the woodburner too if it does not conform to regulations. There are side gates to the rear terrace and more gates at the end of the garden if you wanted to park there (or for access for a separate plot if you wanted to build or sell!) A property with options and potential, come and see it now!
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr