LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44581HL56 Price: 329 980 EUR

agency fees to be paid by the seller

A superb, recently built single-storey house with a garden and four south-facing bedrooms















INFORMATION

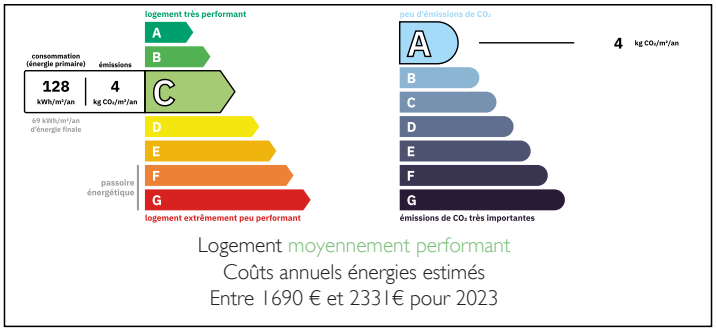
Town:	Gourin
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	143 m2
Plot Size:	1632 m2

IN BRIEF

A beautiful property in Gourin, close to the Leclerc supermarket, a chemist's and the municipal swimming pool. An ideal location for exploring the whole of Brittany. Quimper is 40 minutes away, Lorient 50 minutes, and Morlaix, Saint-Brieuc and Brest just over an hour. A region renowned for sport, nature and outdoor activities.

This single-storey house offers 3 lovely bedrooms on the ground floor and a bedroom/study upstairs. A beautiful south-facing living room with charming stone features. Large kitchen with utility room opening onto the west. High-quality finishes. Large garage and ample parking. A lovely garden with various well-spaced areas. Water tank, automatic gate, alarm.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1690 € et 2331€ 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.

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.
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DESCRIPTION

The approximate floor areas of the main rooms are:
living room 37 m²
kitchen/dining room 24 m²
utility room 10 m²
ground floor bedrooms 14 m², 13 m² and 12 m²
shower room/bathroom with double washbasins 8 m²
2 separate toilets
Bedroom/study upstairs 12 m² (24 m² floor area)
garage 27 m²

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

NOTES

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