LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44601NBE56 Price: 269 500 EUR

agency fees included: 4 % TTC to be paid by the buyer (258 000 EUR without fees)

2KM Malestroit . Delightful Detached stone cottage in a bucolic hamlet setting, garage and landscaped gardens.















INFORMATION

Town:	Saint-Marcel
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	1983 m2

IN BRIEF

A lifestyle choice offering tranquility and convenience

This delightful character property is sitiuated only a few minutes to the amenities and services of Malestroit,

Ideal for walking and cycling - a few minutes walk from the canal and public footpath.

The main open plan living room and kitchen oozes charm with a beamed ceiling, stoen walls and a wood burner, adjoining conservatory with garden views.

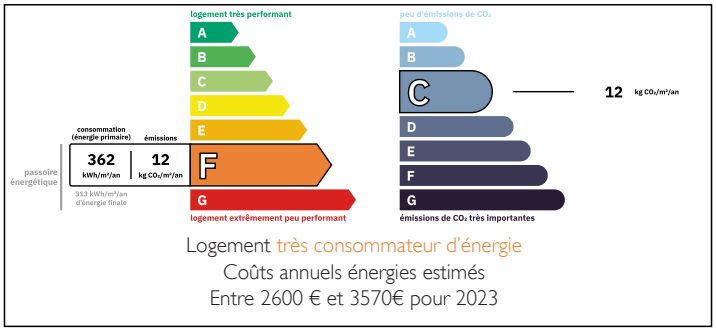
Double glazing , wood burner, recent roof, new eptic tank confom.

Rapid access N166 Ploermel , Vannes , Rennes

Only 30 mins to Vannes

Only 55 Mins to Rennes airport

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2600 € et 3570€ 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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DESCRIPTION

Habitation comrprising of, on the ground floor :
large open plan living room and kitchen with wood burner, adjoing conservatory,
corridor leading to a bedroom-office, WC, a bathroom, laundry room.
First floor: a landing serving two spacious bedrooms with solid wood flooring, a shower room, WC.
Adjoing Garage from laundry room.
Exrerior: landscaped and enclosed gardens, a covered terrace area, a wooden outbuilding to be consolidated, a driveway.
Distances :
2KM MALESTROIT CENTRE
17KM PLOERMEL
19KM QUESTEMBERT
40KM Vannes 30 mins
79KM RENNES AIRPORT 55MINS
Rennes 89KM

NOTES

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

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