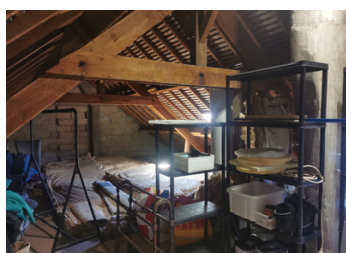


Lovely single-storey detached house (with loft to convert) in walking distance of Malestroit centre.



INFORMATION

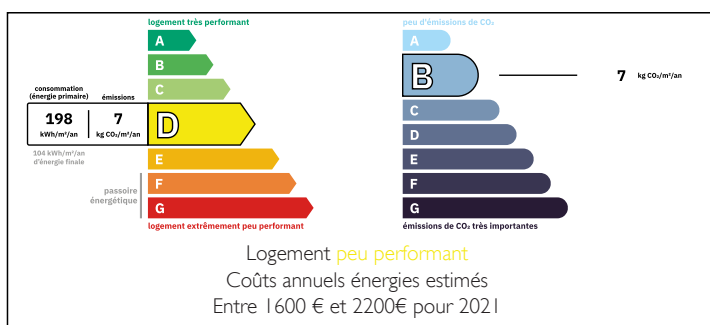
Town:	Malestroit
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	86 m2
Plot Size:	944 m2

IN BRIEF

This detached house is tucked away but a short walk to the centre of Malestroit, great for your social life, for your family, for sports, for everything - visit the market on Thursdays & enjoy the free summer concerts on Tuesdays. Malestroit was runner-up as France's Preferred Village in 2025, well-deserved & the favourite with the locals!

Currently the main rooms are all on one level - entrance hall, longe/diner, with its original wooden floor, kitchen, (possibility to knock through with appropriate structural supports), bedrooms, 2 bathrooms & utility room. In the utility room is a staircase up to the 1st floor where there is a small landing for storage (also with an original wooden floor) & which leads through to the attic space of 32m2, 2/3 of it is boarded out. The driveway & gardens surround the house, with...

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.



DESCRIPTION

Approximate measures:

Entrance hall 7m²

Lounge/diner 27m²

Kitchen 9m²

Utility room 6m²

Bedroom 1 - 12m²

Bedroom 2 (Dressing room) - 9m²

Bedroom 3/Study - 7m²

Upstairs:

Landing 7m² (at 1.8m height)

Attic 32m² (at 1.8m height)

TO NOTE: Being near the canal, this property is
SITUATED IN A FLOOD ZONE.

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

NOTES