LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46851NBE56 Price: 945 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR without fees)

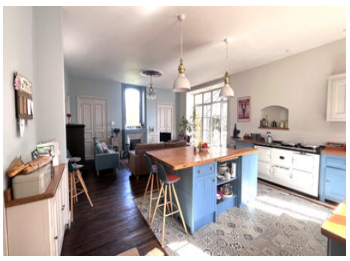
**Splendid Bourgeoise Town property with two spacious habitations and garden backing onto the canal.**

EXCLUSIVE















## INFORMATION

| | |
|---|---|
| Town: | Malestroit |
| Department: | Morbihan |
| Bed: | 7 |
| Bath: | 6 |
| Floor: | 430 m2 |
| Plot Size: | 1570 m2 |

## IN BRIEF

Video on request

Unique property and rare to find such a spacious character residence in the heart of the popular market town of Malestroit with local shops, cafés and restaurants just around the corner.

The garden backs on to the canal tow path.

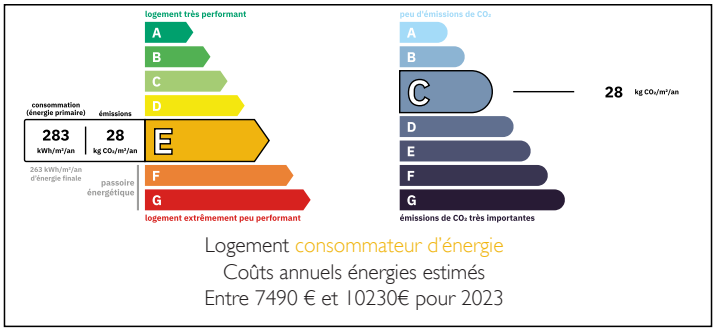
The property has undergone a major interior refurbishment in recent years and has the potential as a gite and or bed and breakfast business .

Mains drainage. The habitation sits above a vast basement cellar .

A very peaceful residential quarter near the historic town square and canal .

There is a stone garage-workshop and outbuilding in the large garden with a pond...

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7490 € et 10230€ 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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## NOTES

## DESCRIPTION

Unique property and rare to find such a spacious character residence in the heart of the popular market town of Malestroit with local shops, cafés and restaurants just around the corner.
The garden backs on to the canal tow path.
The property has undergone a major interior refurbishment in recent years and has the potential as a gite and or bed and breakfast business .
Mains drainage. The habitation sits above a vast basement cellar .
A very peaceful residential quarter near the historic town square and canal .
There is a stone garage-workshop and outbuilding in the large garden with a pond...

An authentic and exceptional stone property with slate roof, comprising of, on the ground floor:
A large equipped kitchen open to a glass conservatory, a dining room, a corridor with access to the basement and cellar, a cloak room-WC.
A Second living room with a corner kitchen and independant access, WC-laundry room. Can be a separate habitation.
On the first floor: a landing serving 4 bedrooms each with en-suite bathrooms-WC.
On the second floor: a living room, three bedrooms, two bathrooms, 2 WC.
Exterior: Garage-workshop, and separate outbuilding.
A large garden backing onto the river Oust,
Distances :
40KM Vannes et Golfe du Morbihan approx 35 mins
63KM Aeroport de Rennes approx 55mins
118KM Aeropot de Nantes approx 1h30mins

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Information about risks to which this property is exposed is available on the...

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