LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47915HL56 Price: 153 360 EUR

agency fees included: 8 % TTC to be paid by the buyer (142 000 EUR without fees)

Centre Bretagne – Renovated House with large wooded plot 4 bedrooms















INFORMATION

Town:	Gourin
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	108 m2
Plot Size:	4900 m2

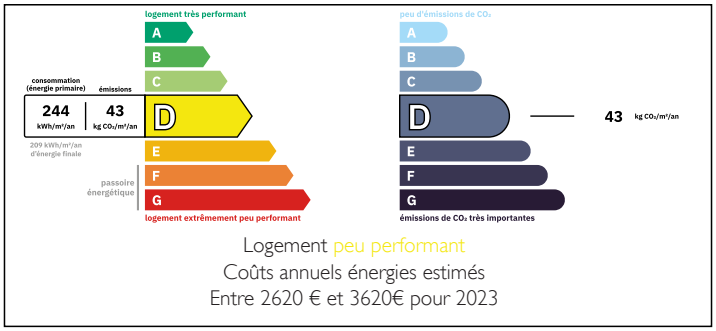
IN BRIEF

In the heart of Brittany, set in lush green surroundings, a renovated 108 m² house with four bedrooms, a terrace and a large, wooded plot with a paddock. An ideal setting for lovers of nature and the great outdoors.

This fully renovated house is situated in unspoilt natural surroundings, nestled amongst the countryside, forests and walking trails. A location that allows you to enjoy peace and quiet and wide open spaces whilst remaining close to shops and amenities.

The surrounding area offers plenty of opportunities for walks, hikes, cycle rides and horse riding. The rolling countryside, woods and country lanes make Central Brittany a region particularly well-suited to outdoor activities.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2620 € et 3620€ 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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NOTES

DESCRIPTION

With a living area of approximately 108 m², the house features a bright living room with a wood-burning stove and a fitted, fully equipped kitchen. Both rooms open directly onto a raised terrace overlooking the garden. Two large bedrooms and a shower room with WC complete this level.

On the upper floor, two further bedrooms and a second shower room with WC provide ample space for family and guests.

The ground floor comprises an entrance hall, a garage and a boiler room/laundry room.

A large plot to make the most of the natural surroundings

At the rear of the house, the tree-lined garden offers a lovely green space, featuring numerous trees and a variety of plants. It features a vegetable garden with raised beds, a polytunnel and a fenced paddock with a wooden shelter, making it possible to keep animals.

At the front, a landscaped courtyard and lawned areas complete the property.

The house has oil-fired central heating supplemented by a wood-burning stove and is connected to the mains drainage system.

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