

Beautifully located 2 bed house with lake for hobby fishing. Set in grounds of 1.6 hectares.

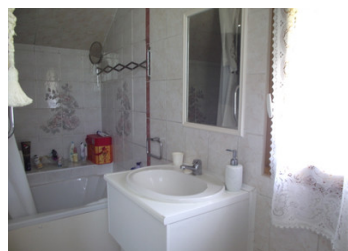


## INFORMATION

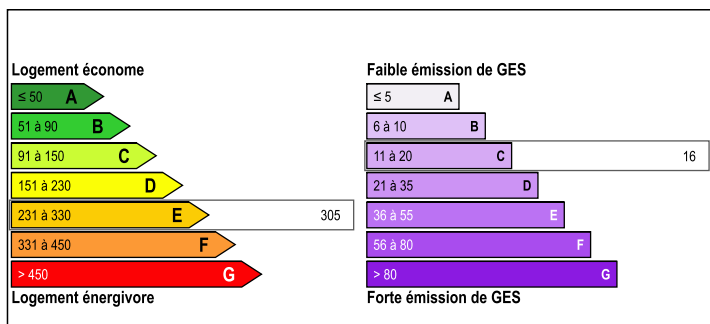
Town:	Lantillac
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	16907 m2

## IN BRIEF

This beautifully located two bedroom house is ideal for setting up a smallholding, complete with a small stocked lake for hobby fishing. On the edge of a village, and a short drive to medieval Josselin, it is very well situated for all amenities along with easy access for the coast road.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Although the property is habitable, it is in need of updating.

On the ground floor there is a fitted kitchen and lounge with wood burner. The under stairs has plumbing for a washing machine and room for storage.

The first floor has two bedrooms and a bathroom with bath (shower over) WC and basin. There is an additional storage room.

There is over 1.6 hectares of land which includes paddocks, an orchard and the lake which is currently stocked with carp for hobby fishing. There are some outbuildings. This property is ideal if you are looking for a smallholding, or want to transform the land into stunning park gardens.

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