

Large four bedroom house, second three bedroom house and two large gardens near Guern.



## INFORMATION

Town:	Guern
Department:	Morbihan
Bed:	7
Bath:	3
Floor:	233.08 m2
Plot Size:	6908 m2

## IN BRIEF

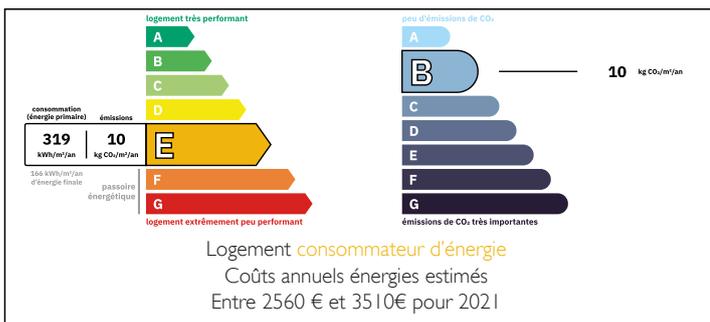
Two semi-detached properties near Guern sitting in their own grounds of just under 7000m2 of land on the edge of a lovely village. The main house is comprised of an open plan kitchen and living room, with utility area (cellar below). On the first floor are two large bedrooms and a shower room, and on the second floor another two large bedrooms and a second shower room

The second property has on the ground floor a large kitchen, spacious and light living room and a WC. Upstairs are three bedrooms (one with private shower room), and a second family shower room.

Outside are large gardens. Each house has an independent electric and water meter.

The larger house is rented for around €600/month (CAF) and the rental contract will expire unless renewed on 7/31/27.

## 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

You enter the main house into the spacious lounge/dining room of 9.20m x 4.00m.

There is a log burner fitted in the lounge and electric wall heaters are fitted throughout the house. To the right there is a fully fitted kitchen area leading to a wet/shower room with WC.

On the first floor there are 2 bedrooms of 3.55m x 5.35m, plus a shower room, on the second floor there are 2 further bedrooms of 3.68m x 4.58m, plus a bathroom.

There is a cellar of 3.55m x 5.35m, very useful for storage.

The second house with independent access has a kitchen, spacious lounge/diner and a WC on the ground floor and 3 bedrooms (one with ensuite) and a shower room above.

Ideally situated a short walk from the centre of Guern, 15 minutes drive from Pontivy and just under 30 minutes from Baud.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES