

Terraced stone cottage, 82m , in a quiet hamlet.

EXCLUSIVE



## INFORMATION

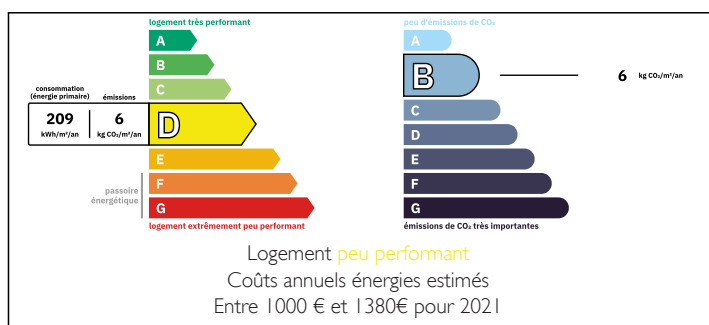
Town:	Saint-Martin-sur-Oust
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	94 m2
Plot Size:	167 m2

## IN BRIEF

In a quiet hamlet, near the popular riverside village of Saint-Martin sur Oust, this terraced cottage has a garden to the front, a large but homely living room, downstairs bathroom and separate toilet and upstairs there are two bedrooms and a shower room. This would be great for a first home, a down-sizing home or a fabulous, practical lock-up-and-leave holiday home.

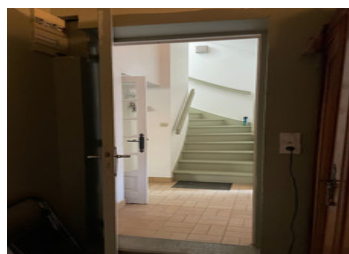


## ENERGY - DPE



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

Pretty 82/94m<sup>2</sup> house, including a nice living space on the ground floor, with exposed beams. The hallway is at the back of the house, leading to the living room, a bathroom, a separate toilet and the stairs to the next level.

Upstairs you have two bedrooms, built-in storage on the landing and a shower room with toilet too.

Small garden in front of the house (East).

Right of way and parking at the back of the house (West).

A new septic tank is being installed installed.

Come and see this little cottage just a little way from a very popular family-centric village with shops and restaurants, a doctor's surgery and year-round activities. Ask for details of our currency partners too to help stretch your budget !

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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 foncière: 386 EUR**

**Taxe habitation: EUR**

## NOTES