

4-bedroom house on 520m2 plot + adjoining building land of 4300 m2 . Great opportunity.



INFORMATION

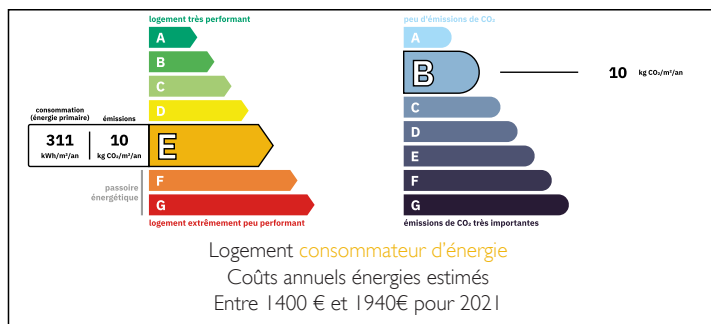
Town:	Gourin
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	74 m2
Plot Size:	4821 m2



IN BRIEF

In the heart of Brittany, in Gourin, capital of the Black Mountains, approximately 45 km from Quimper, Concarneau, Lorient and the first beaches, we offer this property close to the town centre, comprising a 5-room house and superb adjoining grounds of 4351 m2. The land is suitable for building and can also be used for leisure activities.

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

Ground floor: entrance hall, bedroom or sitting room, fitted kitchen opening onto dining room, toilet with washbasin and window; 2 options for installing a wood-burning or pellet-burning stove, possibility of opening the sitting room onto the dining room;

First floor: corridor, 2 bedrooms, study, shower room with toilet.

Basement: cellar, kitchen, large hallway, shower room.

Garden, play area, plenty of parking.

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