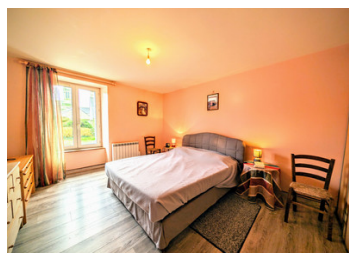


## Four-bedroom house in the center of Crédin.



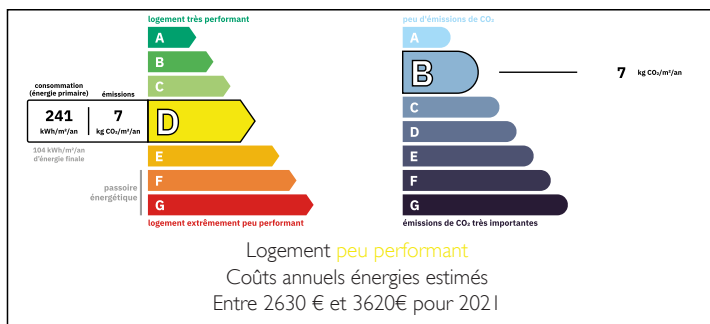
## INFORMATION

Town:	Crédin
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	183 m2
Plot Size:	1 140 m2

## IN BRIEF

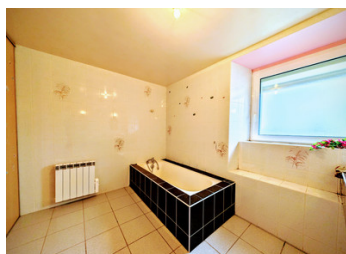
Discover this beautiful stone house nestled in the village of Crédin, offering a pleasant living space alongside rental potential through its currently rented independent apartment and a part of the property that awaits renovation. The main house features a functional and well-equipped back kitchen leading to an open-plan kitchen and a spacious, bright living room designed for social gatherings. The ground floor also includes a bathroom with storage, a separate toilet, and a large bedroom with built-in wardrobes for ultimate comfort, complemented by a practical laundry room, an adjoining garage, and a storage area. Upstairs, three bedrooms, two with wardrobes, a shower room, a toilet, and a large 39 m<sup>2</sup> room await your personal touch, while the convertible attic offers extension possibilities. The independent 35 m<sup>2</sup> apartment serves as an additional income source, featuring a living area with...

## 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 foncière: 924 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Property sold while remaining occupied by the owners during the construction of their new home.

Nestled in the village of Crédin, discover this charming stone house. This one-of-a-kind property offers not only a pleasant living environment but also rental potential thanks to its currently rented independent apartment and a part of the property that remains to be renovated, which would offer the possibility of expanding one of the existing dwellings or allow for the creation of a third housing unit.

The main house opens onto a welcoming entrance leading to a functional and well-equipped back kitchen, continuing to an open kitchen on a spacious and bright living room, promising convivial moments. The ground floor also offers a bathroom with storage, a separate toilet, and a large bedroom with built-in wardrobes for maximum comfort. A practical laundry room, an adjoining garage, and a storage room complete this level.

The first floor reveals three bedrooms, two of which have wardrobes, a shower room, a toilet, and a large 39 m<sup>2</sup> room, offering a blank canvas for your development projects. The convertible attic presents potential for extension.

The independent apartment, approximately 35 m<sup>2</sup>, constitutes an additional income opportunity. It includes a living area with a kitchen on the ground floor and a spacious bedroom with an en-suite shower room on the first floor, currently rented for 280 €/month.

The property is set on a 1140 m<sup>2</sup> garden with a well, offering space and tranquility.

Electric heating and collective sanitation.

Energy performance: Class D for energy...