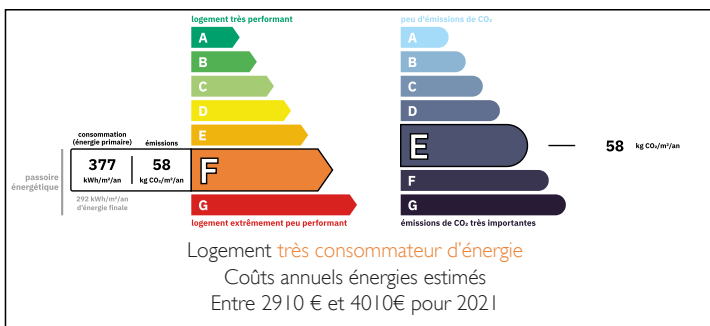


This is a gem! 4 bed detached property (annex/gite), large garage, very large garden AND attic for conversion!

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Nicolas-du-Tertre
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	123 m²
Plot Size:	8900 m²

## IN BRIEF

We highly recommend this completely private south-facing property - you have a detached house, currently on a single level as a 3 bed house and 1 bed annex but with the possibility to have a 4 bed/2 bath bungalow or convert the attic too for extra bedrooms/bathrooms or a studio/workshop space, all surrounded by parkland gardens, your own haven in nature of peace & quiet.

The property currently only uses the ground floor & consists of:

- in the main house -
- Open-plan kitchen/diner & lounge with fireplace
- 3 bedrooms
- a bathroom & separate WC
- insulated attic perfect for conversion (subject to permission)
- an adjoining self-contained 1 bed annex suitable for gite use (subject to permission) comprising a living room with kitchen, a bedroom, a shower room & toilet.

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

This lovely house is located a little outside the small and charming village of Saint-Nicolas-du-Tertre which has a primary school and post office and not far from the popular year-round towns of Malestroit, Ploërmel, La Gacilly and Redon. It is also less than an hour from Vannes and Rennes and the beaches of south Morbihan, plus a handy 90 minutes to Nantes airport and under 2 hours to St-Malo.

The house has a wonderful flat plot of land including 1 small part of woodland.

Approximate measurements:

Main house:

Lounge 18m<sup>2</sup>

Kitchen 16m<sup>2</sup>

Bed 1 (gold) 13m<sup>2</sup>

Bed 2 (blue) 12m<sup>2</sup>

Bed 3 (purple) 11,5m<sup>2</sup>

Bathroom 5m<sup>2</sup>

WC 1.5m<sup>2</sup>

Attic floor surface area approx 70m<sup>2</sup>

Corridor and 'plant room' 7m<sup>2</sup>

Gite lounge/kitchen 22.5m<sup>2</sup>

Bedroom 9m<sup>2</sup>

Bathroom 6m<sup>2</sup>.

Garage approx 60m<sup>2</sup> total.

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