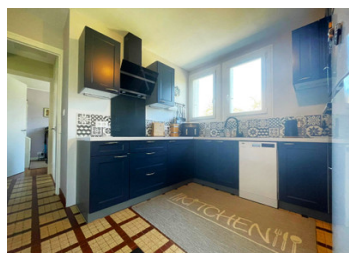


UNDER OFFER 3/4 bed det home, workshop & garage space + a basement & countryside views. Lizio, near Josselin.



INFORMATION

Town:	Lizio
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	80 m2
Plot Size:	4393 m2

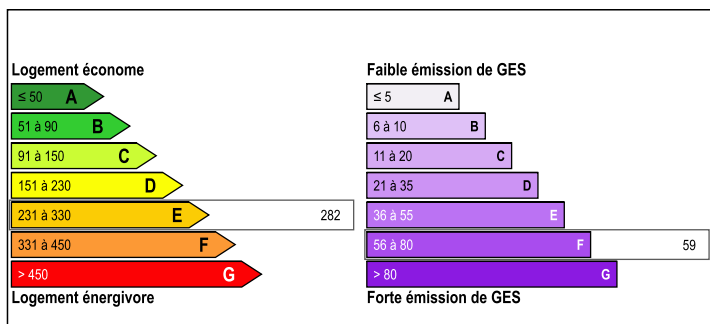


IN BRIEF

UNDER OFFER Tucked away in a hamlet not far from the very popular town of Josselin, the well-kept house and gardens have had some updating over the last few years and now you have lovely rooms on the main living floor, a very useful large basement space, the potential to convert the whole attic, imagine the amazing countryside views from a new upstairs, not one or two or three garage areas but **FOUR** plus another workshop space **AND** the house is on mains drains so no septic tank replacement to worry about.

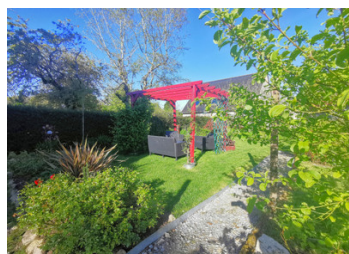
More photos available so please ask and book your visit now!

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 habitation: EUR

NOTES

DESCRIPTION

UNDER OFFER You get a lot for your money with this detached house which comes with a large basement, a motorhome/carport, separate TRIPLE garage AND another separate workshop/stable with an old smokehouse built in.

External stairs lead up to the house with its parquet wood flooring and plenty of built-in cupboards.

Approximate measurements are:

Entrance lobby leading to:

Lounge with double aspect views 19m2

Dining room (or office or bedroom) 9m2

Kitchen, 9m2

Bedroom 1, 12m2

Bedroom 2, 10m2

Bedroom 3 (or office or craft/games room), 8m2

All windows have manual rollers-shutters and mosquito blinds, except the kitchen window which has shutters.

Basement:

Kitchen/utility room area 15m2

Toilet 2m2

Remaining basement space 56m2, including an area which could be converted into another bedroom if required as the floor has been stepped down to increase headroom.

Open garage 30m2 suitable for a motorhome or boat, whatever you like! Minimum headroom of 3,35m rising to 3.9m.

At the end of the driveway and back of the house with flower-bed space is a detached garage comprising a single garage section of 19m2 and a double garage section of 30m2.

In the north end of the garden is the chicken coop and roaming area including another separate 40m2 workshop comprising an old stable area of 32m2 with a smoking area of nearly 8m2.

This leaves the beautiful gardens with lovely separate areas to make the most of different times of the day and evening!

With the property is a field of farmland next door of 3200m2.

Information about risks to which this property is