

Re-available! two bedroomed semi detached property with garden

EXCLUSIVE



INFORMATION

Town:	Évriguet
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	212 m2

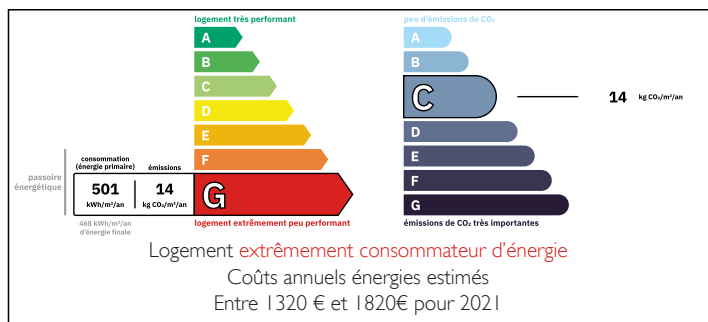
IN BRIEF

If you've dreamed of owning a property in France this property would be perfect as a holiday home or a permanent home. An easy lock up and leave with a low maintenance garden. It has been newly decorated and the kitchen is brand new.

Evriguet is a quiet village in Morbihan with a thriving bar just a 6 mile drive from the larger town of Mauron which has a supermarket and various shops. The medieval town of Josselin is just 10 miles away, a great tourist spot with its beautiful chateau and canal.

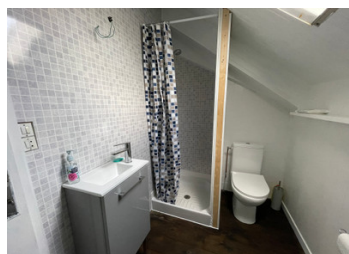


ENERGY - DPE



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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

Entering the property there is a large, open plan lounge with wood burner and room for a dining table (5.9 x 6). The kitchen leads off this room and has brand new cupboards and worktops (3.5 x 2.5). Also off the main room is a utility room with an exposed floor yet to be renovated which houses the water heater and is currently used for storage. This room has a door leading to the garden (3.8 x 3.6)

The stairs lead off from the lounge to a wide landing. There are two large bedrooms - the blue room (2.9 x 3.9) and the green room (3 x 4) both rooms are carpeted.

There are two shower rooms one with shower and sink (2 x 2) and one with shower, toilet and sink (1.3 x 2.4).

Stairs continue up to the attic which has been boarded and is ready to be converted into a master bedroom (6.3 x 3.2)

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

LOCAL TAXES

Taxe foncière: 251 EUR

Taxe habitation: EUR

NOTES