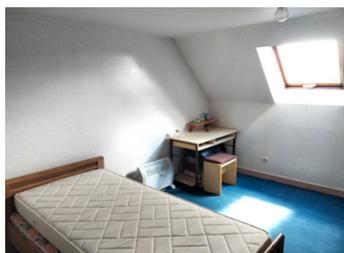


Country house with 4 bedrooms, living room, kitchen, bathroom and 2 outbuildings.



## INFORMATION

Town:	Guilliers
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	114 m <sup>2</sup>
Plot Size:	2400 m <sup>2</sup>



## IN BRIEF

Come and visit this charming stone house in the Guillier countryside.

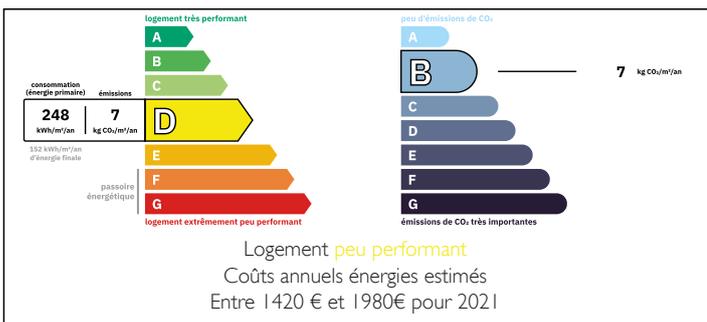
The property comprises a fitted kitchen, a large living room, 1 wc, an adjoining outbuilding with a shower room, 1 utility room and boiler room.

Second floor: 3 bedrooms, 1 bathroom, wc.

The third floor comprises 1 bedroom and a convertible attic.

The house faces south and sits in 2400 m<sup>2</sup> of land with a well.

## 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

Right in the heart of Brittany, this house is just an hour's drive from the major towns and the north and south coasts. You are at the gateway to the forest of Brocéliande and the Arthurian legends.

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

## LOCAL TAXES

**Taxe foncière: 350 EUR**

**Taxe habitation: EUR**

## NOTES