

A property for renovation with good-sized gardens.



## INFORMATION

Town:	Le Saint
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	48.84 m2
Plot Size:	368 m2

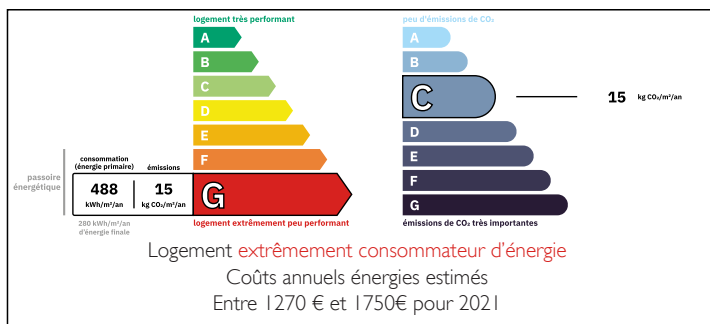
## IN BRIEF

This pretty house is in need of some care but, once renovated, will make an ideal holiday or permanent home. The ground floor provides a good-sized open-plan kitchen/dining room/ sitting room with a fireplace, whilst upstairs there is a bedroom and bathroom, together with a mezzanine area. This area, once a partition wall is constructed, would easily make a further bedroom. Useful built-in cupboards provide great storage space. Outside there are large, unoverlooked gardens with a useful wooden garden shed, together with a small hen house behind.

The property is situated close to useful road links, which lead towards Lorient to the south and beautiful Finistère to the north. The lovely market towns of Le Faouët and Gourin, with their weekly markets, are within easy reach, as are many other places of interest.

This is a property...

## 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

Property description (all measurements are approximate):

Ground floor:

Kitchen/dining room/sitting room with fireplace - 27.58m<sup>2</sup>.

First floor:

Bedroom - 9.37m<sup>2</sup>

Mezzanine area with built-in cupboards - 10.56m<sup>2</sup>

Bathroom with bath, hand basin and WC - 3.63m<sup>2</sup>.

Outside:

Wooden shed - 14.06m<sup>2</sup> at narrowest point.

Distances (all approximate):

Le Faouët - 10.2kms

Gourin - 6.7kms

Carhaix-Plouguer - 22.2kms

Lorient - 49.6kms

Beach at Guidel - 49.1kms

Brest airport - 92.4kms

Roscoff ferry port - 95.6kms

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