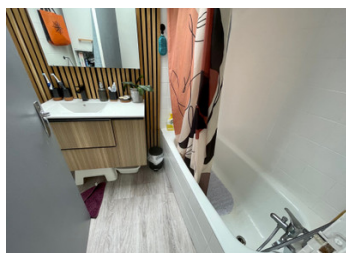
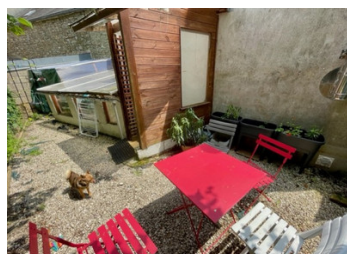


CADEN - Only 20 mins from coast. Charming 2 bedroom property set in a delightful village with local shops.



INFORMATION

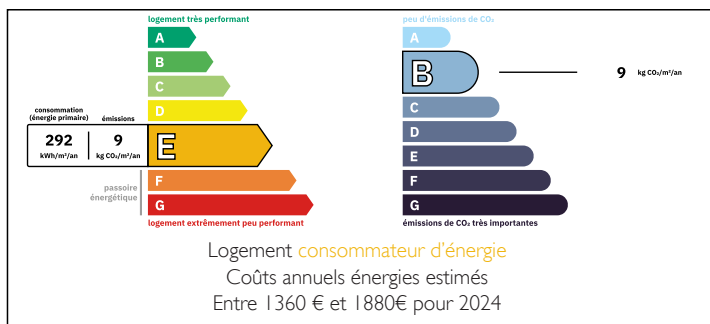
| | |
|-------------|----------|
| Town: | Caden |
| Department: | Morbihan |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 80 m2 |
| Plot Size: | 86 m2 |



IN BRIEF

Ideal low maintenance holiday home or first time purchase, this cottage is well situated for all amenities, local tourist attractions and the coast. The village has a butchers shop, épicerie / boulangerie and Pharmacie within walking distance. Double glazing, mains drainage. Wood pellet economic heating. Small outside courtyard to rear. There is a local 9 hole golf course nearby. Questembert market town and the medieval village of Rochefort-en-Terre are 10 minutes drive away. The property would also suit airbnb or seasonal rental

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

Interior comprising on the ground floor :
a fitted kitchen with dining area (14m² approx)
a spacious living room with tiled flooring, pvc bay window and wood pellett burner. (28M2 approx).
WC. Partition for washing machine and dryer.
Access to rear covered porch and small coutyard.
First floor comprising of: corridor leading to the bathroom - bath and wash basin, wc,
Bedroom 1 (16m² approx)
Bedroom 2 (12m² approx)
Exterior - porch leading to small courtyard at rear.

Distances:

Village centre and small commerce at proximity.
Artisanal town – Rochefort-en-Terre 9 km
Nearest port – Foleux, Béganne 8 km
Market town , cinema, swimming pool and SnCF
Train station Questembert 17KM
Market town & port – La Roche Bernard 17 km
Nearest beach - Billiers 22 km
Nearest large towns – medieval town of Vannes 38 km & Redon 20 km
City of Nantes – 85 km

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