

**UNDER OFFER! Terraced 3-bedroom house to be renovated, in a calm hamlet, 2 kms from the village, close Mauron**

**EXCLUSIVE**



## INFORMATION

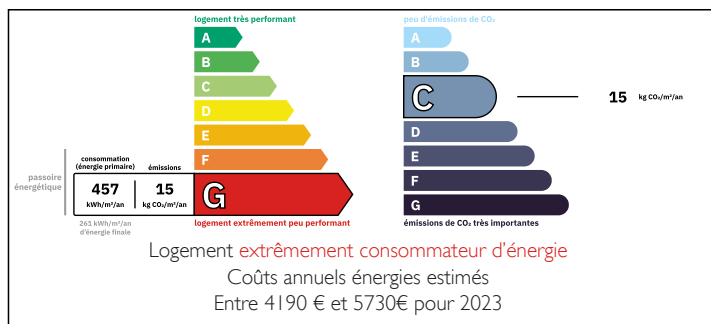
Town:	Évriguet
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	895 m2

## IN BRIEF

I am delighted to present this large family home, in need of updating, with 3 plus bedrooms, two reception rooms plus separate kitchen, an extra room perfect for an office or downstairs bedroom. Secluded gardens at the back.



## 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

This property has not been lived in for many years. It will need remedial works and TLC to get it back to its former glory.

Entrance hall, kitchen, bathroom, separate WC, dining room with french windows giving onto a terrace and secluded gardens behind, a character filled lounge with chimney, and feature bespoke staircase, separate room with door opening onto the garden. Upstairs : large landing area with cupboards, 3 bedrooms and another room to be renovated -. Possibility to create a 4th bedroom and bathroom. (Plumbing already in place )

Situated close to the pretty village of Evriguet with its bar/restaurant. Evriguet has its own primary school. The nearest supermarket/pharmacy etc is in the market town of Maunon.

## LOCAL TAXES

**Taxe foncière: 225 EUR**

**Taxe habitation: EUR**

Distances

2 kms Evriguet village centre

10kms from Maunon

20kms from Ploermel

94kms Saint Malo

68kms Rennes airport

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

## NOTES