

Detached house comprising 1 kitchen, 1 lounge, 3 bedrooms, 2 bathrooms, 1 double garage, 1 swimming pool.



INFORMATION

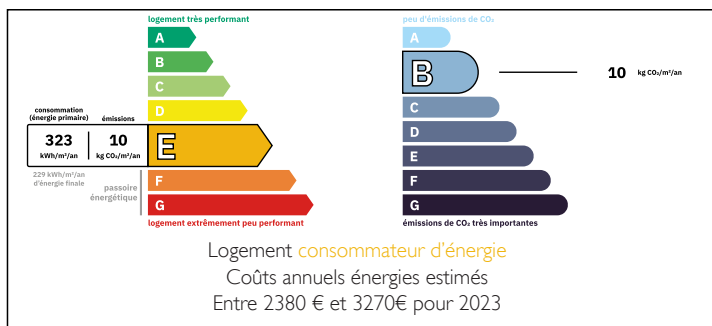
Town:	Mauron
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	1264 m2

IN BRIEF

Charming character detached house in the Mauron countryside, on the edge of the Brocéliande forest, offering three beautiful bedrooms (including a master suite), two bathrooms, a kitchen opening onto the living room and a mezzanine used as a bedroom. South-facing, it benefits from a large terrace with swimming pool, a double garage with utility room and a 1264 m² garden planted with trees. A wood-burning stove and fireplace with insert complete the home's heating system.



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

Discover this charming country house located in Mauron, a commune steeped in Arthurian legends. Mauron offers all local amenities including schools, colleges, health centres and leisure facilities. This property has been superbly renovated and is less than an hour from Brittany's major towns as well as the north and south coasts. You can also enjoy easy walks on the nearby greenway.

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

LOCAL TAXES

Taxe foncière: 631 EUR

Taxe habitation: EUR

NOTES