

2 terraced houses plus one independant room with shower; live in one & renovate the other, a great investment!



INFORMATION

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| Town: | La Gacilly |
| Department: | Morbihan |
| Bed: | 3 |
| Bath: | 2 |
| Floor: | 105 m2 |
| Plot Size: | 272 m2 |

IN BRIEF

The first house is already habitable and includes a top-floor bedroom with a shower room, with separate access, ideal for a holiday.

The house consists of a living room on the ground floor, with toilet and a large bedroom with en-suite on the 1st floor.

The second house is almost identical, but requires work.

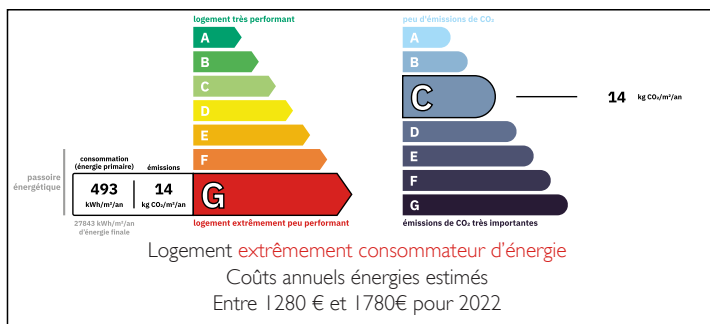
The two could be combined to make one large residence.

The houses are located in the tourist village of La Gacilly.

The garden is about 250m².

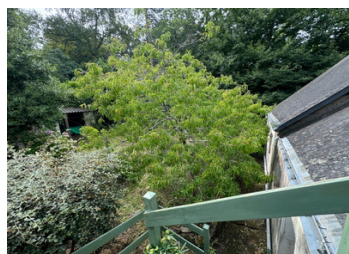


ENERGY - DPE



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DESCRIPTION

The first house is habitable, however it could benefit from some updating such as installing double glazing. The living room on the ground floor is bright and has a woodburner installed, plus there is a separate toilet on this level too. Upstairs is a large, light bedroom (18m²) with en-suite.

As the property is set on a hill (hence the views!) the door to the garden leads out from the upstairs landing, why not create an upside-down house, bedrooms downstairs including creating a bathroom with the toilet, and the living space upstairs with the garden access and views?!

This garden, small in size, is charming and completely enclosed.

The garden has another exterior staircase which leads to a room in the attic and as there is passage on the side, this room could be rented independently.

LOCAL TAXES

Taxe foncière: 315 EUR

Taxe habitation: EUR

NOTES

For the second house, the configuration is substantially the same on the ground floor and on the first floor of the first house, but access to the attic (convertible) is inside directly above the large room on the 1st floor.

In this house. This 2nd house needs renovating, works would include insulation, plumbing, electrics, heating, windows, etc. You could perhaps re-expose the stone walls for even more charm and appeal.

Both houses have a small garden at the front which is town property so you have the aesthetic benefit and pleasure without the maintenance and upkeep! Another massive benefit is that the houses are on mains drainage, no septic tanks to worry...