

Malestroit -Adorable cottage with a magnificent barn on the edge of a market town

EXCLUSIVE



INFORMATION

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| Town: | Malestroit |
| Department: | Morbihan |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 70 m2 |
| Plot Size: | 2056 m2 |

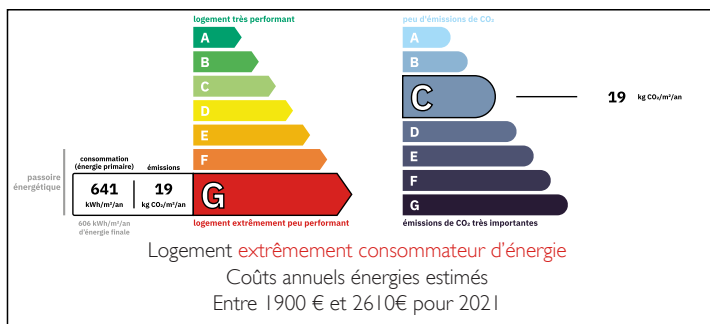
IN BRIEF

This unique property in the market town of Malestroit, presented exclusively by Leggett Immobilier International, offers an idyllic setting near the town center and the canal from Nantes to Brest. The independent cottage, nestled in a beautiful garden and secured by a closed entrance.

The huge barn, with more than 200 m2 of space on two floors, currently serves as storage and workshop, but its location in a building zone opens the door to many possibilities for renovation (with appropriate authorisations). Whether you want to make it a living space or a place for recreation, the potential is immense.

It is the perfect opportunity for those looking for a unique property combining tranquility and possibilities of development in a charming setting.

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

The cottage was built lovingly some 20 years ago and has been used as a holiday home ever since. It has with stood the time well. But does now need some updating work to bring it back to its former glory.

The ground floor offer of a bedroom and bathroom/utility room a fitted and equipped kitchen and a lounge/dining area

Upstairs there is a bedroom with fitted cupboards in the eaves and a WC and a dressing room. The bedroom has an exterior door which lead onto a wooden decking area. This now needs to be replaced.

The main heating system is the magnificent wood burning stove in the kitchen.

The property is linked to the mains drains which has recently been checked and conforms
Further details and Photos by simple demand.

Don't hesitate to get in touch !!

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

LOCAL TAXES

Taxe foncière: 701 EUR

Taxe habitation: EUR

NOTES