

Two properties for sale. In the centre of a lively village . With garage and constructible land;

EXCLUSIVE



## INFORMATION

Town:	Val d'Oust
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	115 m2
Plot Size:	763 m2

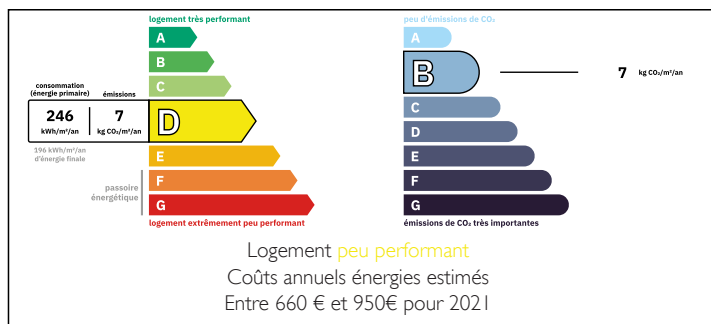
## IN BRIEF

Perfect lock up and leave or investment property. You choose. Can be sold as a lot or split and sold as two separate dwellings.

Situated in central Brittany in a pretty town, just 5 minutes from the main motorway to VANNES in 30 minutes. Rennes in 45 minutes. the coast is less than an hour.

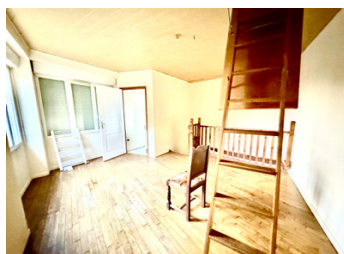


## ENERGY - DPE



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 first property has double-glazed units and shutters.

The open plan tiled lounge with wood burner and corner kitchen.

The first floor has wood floors and a shower room with wc. the second floor suitable as a second bedroom . With garage.

The second property is larger with tiled floor and wood burner.

Open-plan kitchen diner and lounge with a laundry room. The first floor has two good size bedroom and a shower room.

The property has a large garden which is constructible .

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES