

Gorgeous detached stone cottage, 3 beds/3 bathrooms + outbuilding. Near Malestroit, well under 2hrs to St-Malo



## INFORMATION

Town:	Missiriac
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	120 m2
Plot Size:	2240 m2

## IN BRIEF

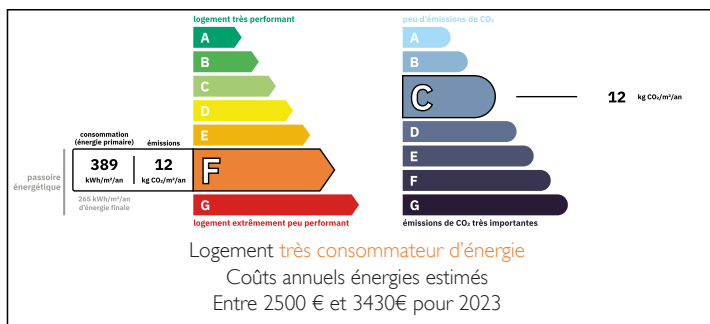
This picturesque and charming south-facing home, with renovations done in 2010/11, has a light but cosy lounge with a woodburner, a country-style kitchen/diner also with a woodburner and a toilet on the ground floor for the common living areas. In addition on the ground floor you have an en-suite bedroom and a utility room, all very well thought out and practical.

Upstairs, you have two more en-suite bedrooms so no arguing over bathrooms and toilets!

The house is approx. 120 m2 and sits almost in the middle of its plot of 2240m2.

There is the bonus of a detached stone outbuilding which is approx 30m2 and would be great for a garage, workshop, studio or games room, so many options!

## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe foncière: 634 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

In a beautiful countryside location which benefits from a micro-climate and with agricultural (non-constructible) land around, the property is less than 5kms from Malestroit, a very popular year-round riverside town with primary schools, middle schools, plenty of sport facilities and other activities, a weekly market and even its own rock and medieval festivals in the summer.

The house was completely renovated in 2010-2011 and while still very presentable, perhaps some heating/insulation upgrading would help to bring it up to today's standards. Before or after though, you still have a gorgeous and practical home in a great location!

The entrance leads into the kitchen / dining room, fully equipped, in which there is a woodburner. To the left is the lounge with another woodburner. From the lounge up the staircase there are two bedrooms each with its own bathroom and toilet. On the ground floor, to the right of the kitchen is an en-suite bedroom and plus an additional separate guest toilet and a large, bright utility room.

The garden is well-established with trees, bushes and flowers, particularly lovely in the summer

A detached stone outbuilding, could be renovated (subject to planning approval) and a second septic tank, pending, has been planned for this purpose. The existing system needs some remedial works (tarpaulin to be removed from the sand filter and a secondary ventilation to be raised 40 cm above the roof).

All local shops are available in Malestroit, less than 5 minutes by...