

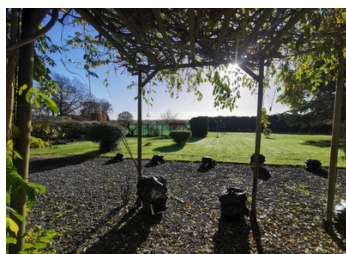
Large attractive 4 bed stone family home, outbuildings, countryside & railway in the garden! **GREAT VALUE!**

EXCLUSIVE



INFORMATION

Town:	La Gacilly
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	230 m2
Plot Size:	6140 m2

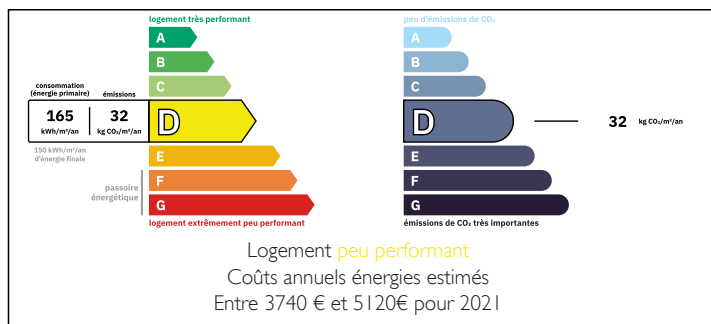


IN BRIEF

360° video tour available, please ask for more photos/videos & to book your visit!

Near to popular La Gacilly, this substantial country house, with some constructible land, has a feeling of grandeur thanks to its large 60m² lounge + fire & its fantastic large mezzanine. The spacious interior & 4 double bedrooms currently (1 en-suite) + potential for more, ideal for a growing family (school transport available), a 'b&b' or creative arts teaching base perhaps, especially with a bonus multi-purpose room (studio, games or self-contained unit) above the garage which has a sink & access from both floors. Semi-detached & views over its garden and countryside & with a huge amount of gardens & orchards, an attractive barn for parking & storage, potential for a smallholding & it even has an old pigsty - plenty of space to...

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

THIS PROPERTY HAS TO BE SEEN TO BE APPRECIATED - the house has been renovated over time since 2004 and outside too, flower and vegetable gardens and orchards have been created and are well-kept.

Furniture can be included if required, chain-free sale so available immediately. book your viewing now.

Ground floor:

Lounge/dining room 60m²

Kitchen/diner 37,5m²

Office (or bedroom or snug) 10m²

Shower room with WC 3.2m²

Utility room 15m²

Garage 46m²

1st floor:

Mezzanine 19m²

Master bedroom with en-suite 20,3m²

2nd bedroom 17,4m²

3rd bedroom 16m²

4th bedroom 16m²

Family bathroom 9m²

Multi-purpose room (with sink) 23m² @ 1.8m height, 46m² at floor level

Hangar 60m² comprising two open sections currently for parking and 2 closed sections for storage

Old pigsty 24m² (6 sties)

NB: New septic tank required.

Miniature railway track laid in garden!

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

LOCAL TAXES

Taxe foncière: **862 EUR**

Taxe habitation: **EUR**

NOTES