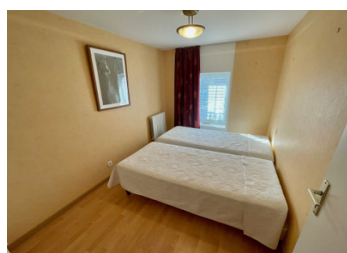


Caden - Charming Property comprising of two stone habitations set in peaceful hamlet. Ideal for holiday rental



INFORMATION

Town:	Caden
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	177 m2
Plot Size:	760 m2



IN BRIEF

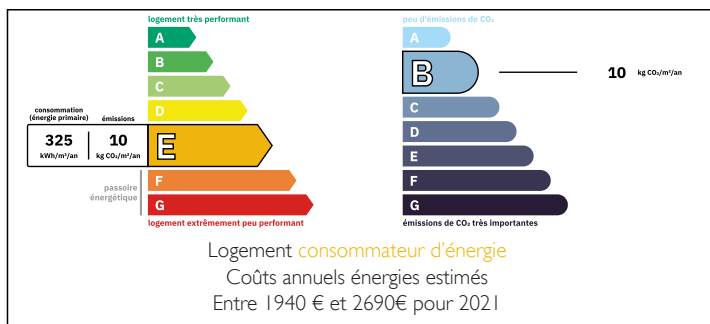
Situated in a peaceful hamlet only a 2KM from the popular village of Caden with epicerie/boulangerie and Pharmacie. Only 25km from the coast and beaches.

The property is only 4km from the Supermarket of Malansac.

Main Features: Double Glazing. Wood burner and or electric heaters.

Veranda. Garage. Off-road Parking. Wine cellar. Enclosed manageable gardens of 760M2 in total.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The Main habitation comprises of, on the Ground floor: an entrance hall, a utility room with shower, wc, a living room with insert-fireplace, a fitted and equipped kitchen and dining area.

1st floor: a landing-corridor leading to two bedrooms, a study, a bathroom with wc

2nd floor: a mezzanine-salon, a dressing room.

A garage, a wine cellar and wooden shed. Enclosed garden to the rear.

The 2nd habitation is sold furnished and comprises of, on the ground floor :

An entrance hall, a living room with an open-plan lounge and dining area giving access to a south-facing veranda, a fitted and equipped kitchen area.

First floor: A mezzanine bedroom, a shower room with wc.

An enclosed garden to the side and rear of the property.

Distances :

2KM Caden Pharmacy Grocery store

5KM Malansac Train station and Supermarket

13KM Questembert Market , Cinema and Municipal Pool

21KM Redon TGV Station

28KM Billiers Plage

44KM Vannes

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