

OFFER ACCEPTED! Super 1 bed stone house with separate garden to renovate.

EXCLUSIVE



## INFORMATION

Town:	Le Saint
Department:	Morbihan
Bed:	1
Bath:	2
Floor:	45 m <sup>2</sup>
Plot Size:	397 m <sup>2</sup>

## IN BRIEF

The current owners have started the work here and are now ready to let someone else finish the work to their own specifications. Once completed this cute cottage will offer generous proportions for a 1 bed property. Just a short walk gives access to the garden along a grassy pathway that opens up to a area of garden with a lovely view across the countryside.



## ENERGY - DPE

DPE not required.

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

Ground floor consists of a generous living room with a kitchen area and a large open fireplace over 23m2, there is also a W.C. on this level. The fuseboard is also in here, The current owners have had the property rewired since they purchased the property. On the first floor the stairs come up into a generous bedroom with a window and a velux making this light and airy. The bedroom is over 16 m2 at head height, and there is also a nice shower room with a W.C. Just a short walk from the house is a nice area of garden that with a little TLC could be a haven for nature with a lovely view.

Travel

Concameau 44 kms

Gourin 8 kms

Quimper 55 kms

Lorient 49 kms

Roscoff 97 kms

Saint Malo 173 kms

-----

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