

Stone mid terrasse . 2 bedrooms and large garden . In a village. New roof.



## INFORMATION

Town:	Évriguet
Department:	Morbihan
Bed:	2
Bath:	0
Floor:	90 m2
Plot Size:	718 m2

## IN BRIEF

Superb opportunity to purchase your little piece of France. If you want a project but nothing too large, then read on.

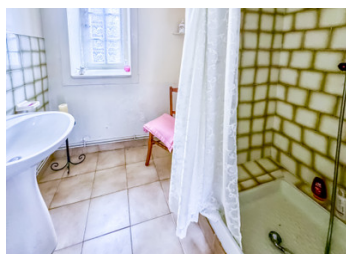
Perfectly habitable, in need of modernization . Situated in a small village with bar and restaurant and only ten minutes to the larger town of MAURON with all facilities. The coast in an hour and the ports.

## 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

The beautiful granite doorway showcases the stonework, the exposed beams and the inglenook fireplace. Entrance to an open-plan kitchen :diner and living space with corner kitchen, open fire.

Family shower room.

Access to the garden from the lounge.

the first floor has two double bedrooms and access to the loft from here.

The property has two very large outbuildings that are perfect as a garage : workshop or conversion.

The property attached next door is also available for sale.

The garden is large enough to enjoy outdoor living but easily m

The property has no heating and the drainage system is not to standard; .

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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