

Pretty stone longere 2 bedrooms ; Large garage and land .



## INFORMATION

Town:	Évriguet
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	113 m2
Plot Size:	1650 m2

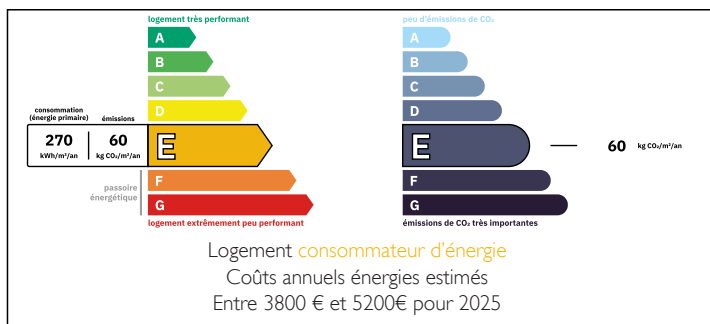
## IN BRIEF

Charming Stone Property Full of Character

Situated in a small village with a bar and restaurant, the property is just ten minutes from the larger town of Maunon, which provides all necessary amenities. The coast and the vibrant city of Rennes are both an hour away.



## 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

Welcome to this beautiful stone property, packed with charm and character! From the stunning granite archway entrance to the exposed beams and open fireplace, this home offers a warm and inviting atmosphere.

Inside, you'll find a spacious, bright fitted kitchen with modern appliances and ample space for family dining. The cosy lounge, featuring an open fireplace and exposed beams, offers direct access to the large garden.

The property includes two double bedrooms with original parquet flooring and a family shower room in need of renovation. The property has a large second floor that could be renovated to create more living space. Additionally, there is a double-height garage and workshop, perfect for conversion or storage.

The front garden provides off-road parking, and the home benefits from a quiet, south-facing location. Please note that the drainage system is not up to standard, and the windows are single-glazed. However, the property does have gas central heating.

A fantastic opportunity to create your dream countryside retreat!

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