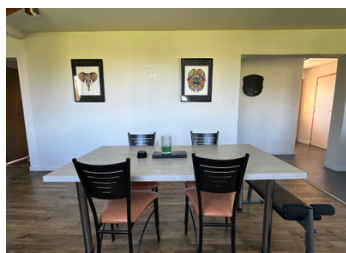


Country house 5 rooms, 3 bedrooms, Ploërmel area.



INFORMATION

| | |
|-------------|-----------|
| Town: | Guilliers |
| Department: | Morbihan |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 130 m2 |
| Plot Size: | 3800 m2 |



IN BRIEF

Bright "Nantaise" House in the Countryside, Near Ploërmel, Vannes, and Rennes

Just a few minutes from Ploërmel and ideally located between Vannes, Rennes, and Josselin, this bright and spacious 1970s" Nantaise" house offers a peaceful living environment on a 3,800 m².

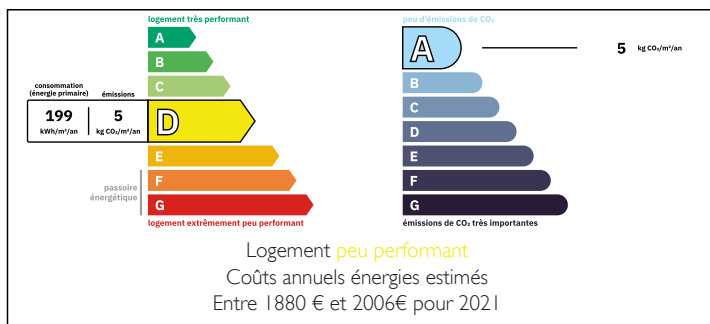
Traditionally built, it is composed as follows:

On the ground floor: the entrance opens onto a bright and open living space with an open-plan kitchen, dining room, and living room. A hallway leads to two bedrooms, a shower room, and a separate toilet.

Upstairs, there is a mezzanine converted into an office (which can be converted into a bedroom), a large bedroom with a dressing room, and a large attic to be converted.

In the basement: A large basement, a garage, and a large, partially fenced plot.

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 house is located just minutes from Ploërmel and ideally located between Vannes, Rennes, and the pretty village of Josselin.

This "Nantaise" house, built in the 1970s, is very bright and spacious.

Its setting is peaceful and open. The 3,800 m² plot offers a beautiful view of the countryside.

On the ground floor: the entrance opens onto a bright and open living space with an open-plan kitchen, dining room, and living room. A hallway leads to two bedrooms, a bathroom, and a separate toilet.

Upstairs, there is a mezzanine converted into an office (which could be converted into a bedroom), a large bedroom with a dressing room, and a large attic to be converted.

In the basement: A large basement, a garage, and a large, partially fenced plot.

Its highlights include:

Bright house in the countryside, in absolute peace and quiet.

You can take beautiful walks in the surrounding countryside or woods.

The septic tank is recently installed.

All windows are double-glazed.

Pellet stove for optimal comfort in winter.

Some renovations are still to be completed, offering a great potential!

This house would be ideal for a family or a second home!

Come visit it soon!

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

LOCAL TAXES

Taxe foncière: 542 EUR

Taxe habitation: EUR

NOTES