

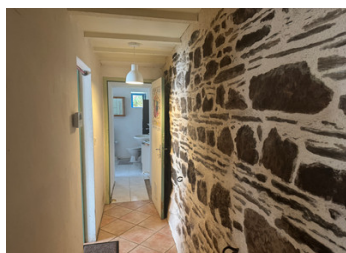
A lovely 3/4 bedroom home dating from 1703 in the countryside near le Lac de Guerlédan and Mûr de Bretagne

EXCLUSIVE



INFORMATION

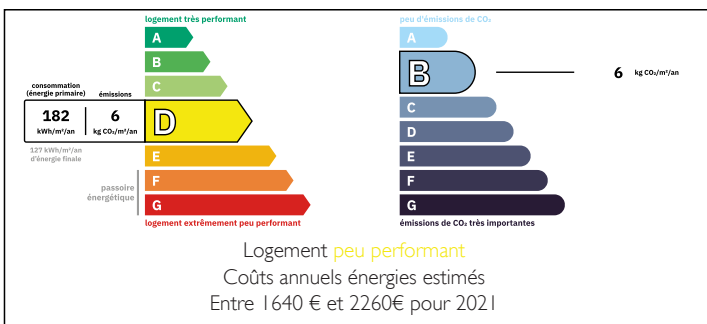
Town:	Sainte-Brigitte
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	123 m2
Plot Size:	14466 m2



IN BRIEF

Situated on a lovely plot in a quiet hamlet, this home is ready to move into. With one bedroom and the family bathroom on the ground floor, along with the option to create a second downstairs bedroom out of the current living space, this will make an amazing family home.

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

A private driveway leads to double gates on the left (with the family home and several outbuildings situated around a pretty courtyard) and land on the right. Two sets of double doors allow access to the kitchen/living room with a double bedroom, family bathroom and utility room to the left, as well as a second living room/bedroom to the right and two bedrooms upstairs (the latter three rooms with separate access if required).

Outside is a greenhouse in the vegetable garden and a very productive orchard (nuts, hazelnuts, apples, peaches, plums, cherries, pears, grapes, blackcurrants and raspberries) along with outbuildings and a very big field, suitable for a horse or sheep.

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