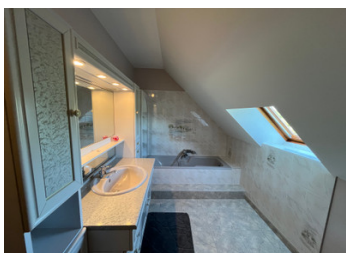


House with 5 bedrooms, 1 living room, 1 kitchen, 2 bathrooms, full basement, 2300 m of land, 1 garage.



## INFORMATION

Town:	Saint-Brieuc-de-Mauron
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	126 m <sup>2</sup>
Plot Size:	2300 m <sup>2</sup>



## IN BRIEF

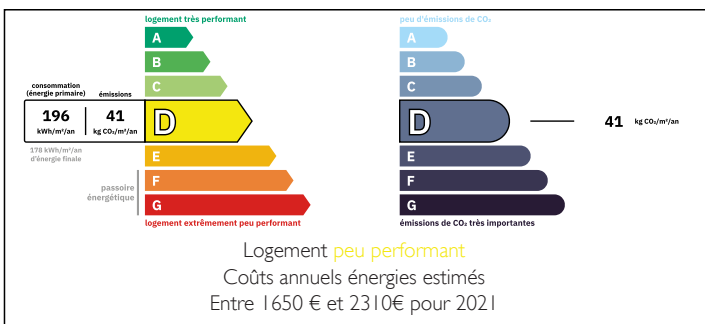
Situated in a peaceful, leafy setting in Saint-Brieuc-de-Mauron, this charming neo-Breton house with 128 m<sup>2</sup> of living space is ideal for a family or second home.

It comprises a cosy living room with fireplace, a separate kitchen, two bathrooms and five spacious bedrooms spread over two levels. A light-filled conservatory is a pleasant extension of the living space.

The house's entire basement has been cleverly laid out to provide a number of practical and distinct spaces. The entire house is heated by a central heating system, guaranteeing optimum comfort all year round.

Outside, you'll enjoy a vast 2,300 m<sup>2</sup> plot, beautifully planted with trees, with a detached garage and access for a motor 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

The house's entire basement has been cleverly laid out to provide a number of practical and distinct spaces. These include:

A large garage that can easily accommodate a large car or utility vehicle.

A bright workshop, ideal for DIY or manual projects.

A gravel cellar, perfect for storing wine or food at a stable temperature.

A boiler room housing the central heating system.

A shower, very practical after gardening or for an extra space.

A spare kitchen, ideal for large parties or for preparing preserves, jams, etc.

This complete, clean and well-organised space considerably increases the possibilities for using the property, whether for family, craft or leisure purposes.

The 5 bedrooms are all between 10 and 12 m<sup>2</sup>.

Recently painted inside and out.

Garden of 2300 m<sup>2</sup> with many fruit trees.

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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