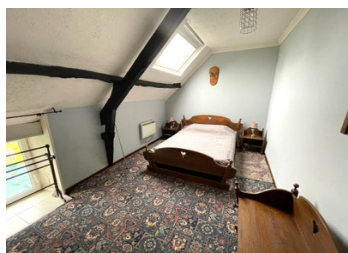


40KM Vannes- Semi detached 4 bedroom-2 bathroom stone property with a garden - excellent value !

EXCLUSIVE



INFORMATION

Town:	Cruguel
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	139 m2
Plot Size:	698 m2

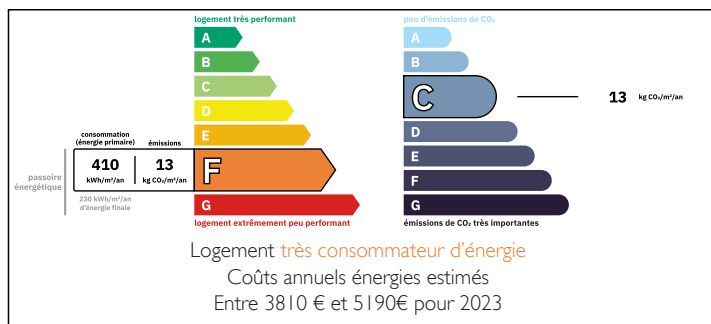
IN BRIEF

This property offers generous accommodation at a small price - excellent value !

Situated in a quiet hamlet location with a handful of neighbours and only a few kms from the small town of Serent with local shops and a supermarket. No through road/lane.

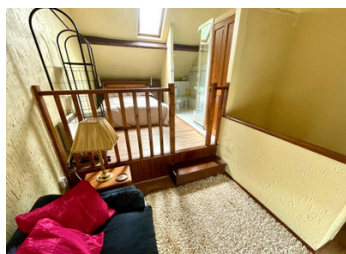
This semi-detached character stone property has been used as a second home over the last 30 years and ideal for buyers wanting to update and personalise whilst being in habitable condition. Double Glazed Pvc windows, wood burner in main salon, fitted kitchen, en suite bedroom, 3 bedrooms and second bathroom.

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

Habitation comprising of, on ground floor:

A Fitted kitchen with breakfast corner, a spacious lounge with a wood burner, a dining room with authentic wood panelling and fire place.

First floor above kitchen: staircase to a large bedroom with en-suite shower and WC.

First floor above lounge : staircase leading to a landing and 3 bedrooms, a shower room, WC. Storage cupboard.

West facing terrace and garden. Garden shed.

The property is sold furnished

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