

Charming two bedroom character house with large garden in a pretty hamlet, under 20 mins from Baud.



INFORMATION

Town:	Melrand
Department:	Morbihan
Bed:	2
Bath:	3
Floor:	105 m2
Plot Size:	2907 m2



IN BRIEF

This light and spacious two bedroom house with large garden is situated in a pretty hamlet near Melrand and under twenty minutes from Baud.

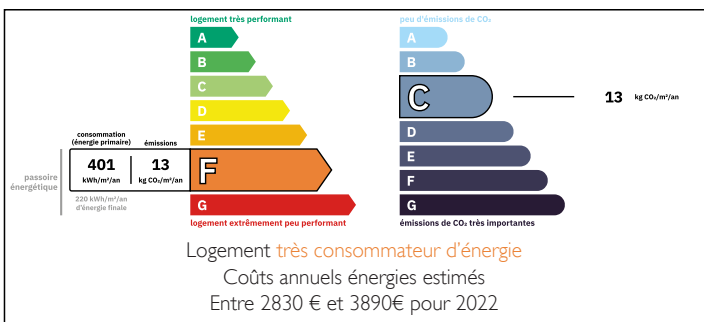
On the ground floor you enter into a large living area with corner kitchen, wood burning stove and high ceilings. There is a second living area with access to the terrace and garden beyond, a utility area with WC and a large ground floor bedroom with ensuite bathroom and WC.

Upstairs is a mezzanine that overlooks the kitchen below, and a beautiful bedroom with ensuite shower room and WC.

The large garden includes lawns, trees, a workshop, bread oven, ancient washhouse, and a stream. At the front of the house is a gravelled parking area and extra land.



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

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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