

Three separate accommodations with gîte potential close to the Lac de Guerlédan and the forest of Quénécan



INFORMATION

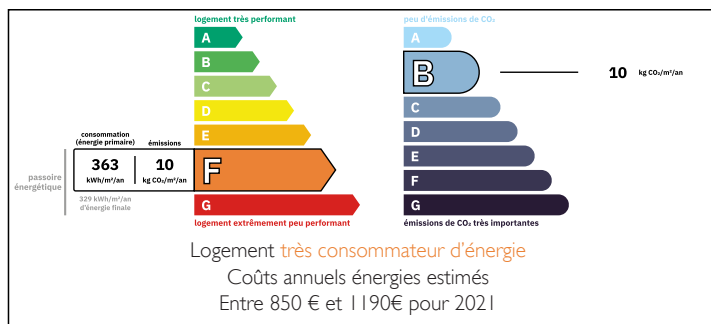
Town:	Saint-Aignan
Department:	Morbihan
Bed:	5
Bath:	5
Floor:	170 m2
Plot Size:	4000 m2

IN BRIEF

A rare opportunity to acquire a beautiful property in a tranquil setting close to the Lac de Guerlédan and the Abbey of Bon Repos. Three different properties are on offer - a studio, a home with one bedroom and a home with three bedrooms.



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 sweeps past the garage and the front of the property, leading to a ruin and the studio accommodation on the right hand side. Through a small gate is a terraced area for outdoor eating. To the left, the main residence with large living space, one bedroom and shower room downstairs and two bedrooms and shower room on the 1st floor. The second residence is attached and consists of a large living/kitchen area on the ground floor with a bedroom and shower room on the 1st floor.

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