

A lovely property for renovation with a small garden in the centre of a popular village.

EXCLUSIVE



INFORMATION

Town:	Plouray
Department:	Morbihan
Bed:	0
Bath:	0
Floor:	72.04 m2
Plot Size:	116 m2

IN BRIEF

This lovely property would make an ideal lock up and leave holiday or permanent home. Situated in the pretty village of Plouray, with its weekly produce market, the internal walls of the house have been removed, thereby giving a blank canvas on which to plan the accommodation as required. The property consists of 2 main parts - the original house with an extension to the back, reached by a step. The roof to the extension appears to have been replaced. The attic provides the potential for further accommodation once converted. Outside, the small garden is the perfect place to enjoy a barbecue on a warm, summer's evening!

The property is ideally situated for enjoying all that Morbihan has to offer with many places of interest to explore, including some lovely old market towns. For those interested in water...



ENERGY - DPE

DPE not required.

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

Property description (all measurements are approximate) :

Original house with fireplace - 45.10m².
Extension with fireplace (currently closed) and door to back garden - 29.94m². There has previously been a shower room in this part of the property and the water pipework and drainage hole for the toilet are still present, although their condition is unknown.

Distances (all approximate):

Rostrenen - 13.5kms.
Le Faouët - 17.7kms.
Gourin - 16.6kms.
Lorient - 53.5kms.
Lac du Bel Air, Priziac - 13kms.
Lac de Guerlédan - 35.7kms.
Beaches at Guidel - 58.8kms.
Brest airport - 102.2kms.
Roscoff ferry port - 105.4kms.

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