

Pretty, detached stone house in the countryside, with large garden. Near to La Gacilly, Malestroit & Ploërmel.



## INFORMATION

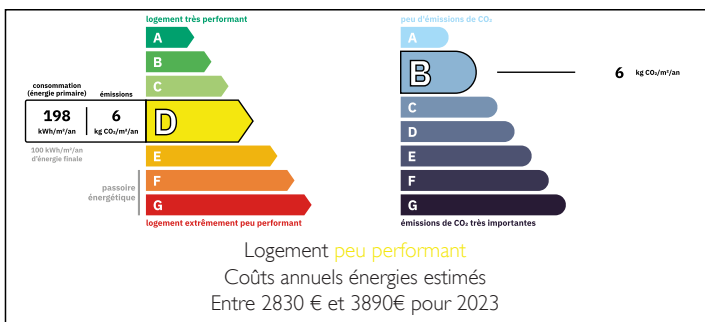
Town:	La Gacilly
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	186 m2
Plot Size:	5730 m2



## IN BRIEF

This attractive cottage offers you a modern open kitchen/dining room & lounge 'snug' (approx. 40m2). It has a practical conservatory-type entry ( approx. 20m2) with additional dining & cooking space, almost an outdoor kitchen but also handy for keeping the outdoor clutter out of the main living area. In the main house area downstairs you also have two bedrooms & a bathroom. Upstairs is an open plan multi-use room currently as a sewing/craft room & additional sleeping/work zones with an adjacent toilet. Leading off the room is a master bedroom with bathroom and also from the main room up a ladder-style staircase is a fun attic mezzanine space. Downstairs again is a lobby with a 2nd staircase leading up to another multi-use room with plumbing (which can connect to the main bedroom) and another spacious end bedroom....

## 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

PLEASE ASK FOR ADDITIONAL PHOTOS, VIDEOS & 360° tour.

Approximate measures of main rooms:

Entry conservatory 20m<sup>2</sup>

Open-plan lounge/kitchen/diner 40m<sup>2</sup>

Main multi-purpose room 30m<sup>2</sup>

Main master bedroom upstairs 18m<sup>2</sup>

2nd multi-purpose room 20m<sup>2</sup>

2nd bedroom upstairs 18m<sup>2</sup>

2 properties could be created from this one large property if you wanted accommodation for extended family or perhaps you want a gite instead?

Near to Carentoir and La Gacilly, both popular small towns with primary schools and a collège (middle school) and school transport is available to Lycées (high school/6th form). Book your visit now!

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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 foncière:** 203 EUR

**Taxe habitation:** EUR

## NOTES