

Edge of village -detached House - 4 beds - garage- 15kms from Redon TGV Paris - Drainage and heating recent.



## INFORMATION

Town:	Saint-Jacut-les-Pins
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	110 m <sup>2</sup>
Plot Size:	3000 m <sup>2</sup>



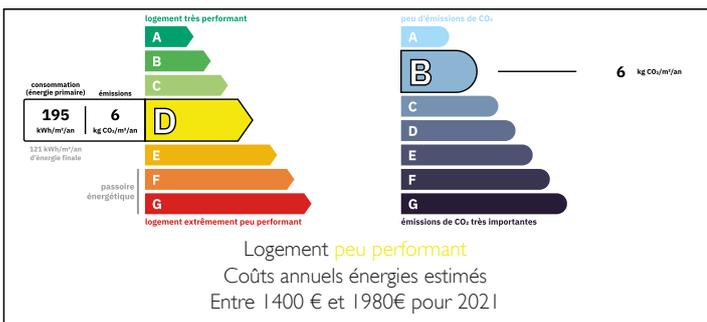
## IN BRIEF

Leggett Immobilier are delighted to present this detached property.

Recently installed heat pump heating system and recent sanitation system.

This immediately habitable house is just waiting for your personal touch to be updated and refreshed over time. It combines modern comfort with plenty of potential to make it your own. Situated in a sort after sector close to Redon. Less than 1 hour to the coast.

## 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

### GROUND FLOOR

Entrance hall with cupboard

Sitting-dining room with granite fireplace

Fitted, equipped kitchen

Rear hall

Corridor

Bedroom 1

Storage area; possible dressing room

Wash room with WC & hand basin; potential shower room

### 1ST FLOOR

Bedroom 2

Bedroom 3

Storage area

Small landing

Shower room with WC, sink & vanity unit, large shower cubicle

Bedroom 4; suitable for children or as an office area

### GARAGE

With recently restored roof

### GARDEN

Gated grounds with a lawned area, a larger section currently unused, and a driveway with ample parking.

## LOCAL TAXES

Taxe foncière: 701 EUR

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>