

Family home of 100 m² with 3 bedrooms, 2,628 m² garden and energy rating B – Évellys

EXCLUSIVE



INFORMATION

Town:	Évellys
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	100 m ²
Plot Size:	2628 m ²



IN BRIEF

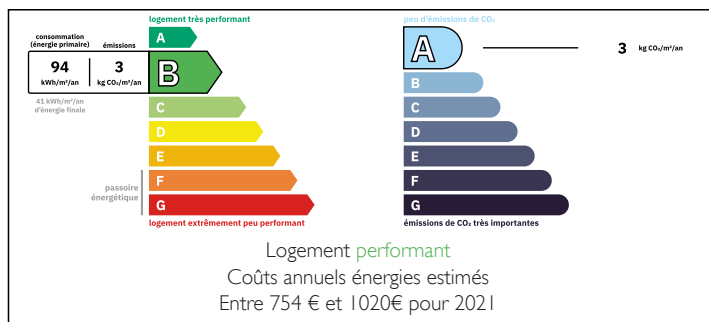
100 m² family home in Évellys (Naizin), just a short walk from the village centre.

It offers a ground-floor master suite, two bedrooms, a study, a fitted kitchen, a garage, and a large 2,628 m² garden.

Heat pump – Energy rating B.

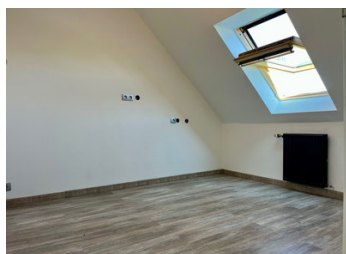
An economical, well-located home, ideal for a family.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Family home of 100 m² with 3 bedrooms, 2,628 m² garden and energy rating B – Évellys (Naizin)

Ideally located next to the village centre, this family home offers a lifestyle that is both practical and peaceful.

With 100 m² of living space, it comprises on the ground floor a spacious and bright living area, a fitted kitchen, and a master bedroom with ensuite shower room.

Upstairs, you'll find two additional bedrooms, a study, and a family bathroom.

The house is well laid out and benefits from efficient heating via a heat pump, ensuring comfort and energy savings.

All set on a large 2,628 m² plot with an attached garage, in a quiet environment close to shops and schools.

Key features:

-Ideal location, just a short walk from the village centre

-Heat pump – Energy rating B (energy-efficient home)

-Ground-floor master suite

-Large garden

-Garage

A functional, economical and well-located home, perfect for a family or as a first purchase.

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