

Beautiful detached stone 2/3 bed house in a hamlet & near to lively towns, great garden + gite potential too.



INFORMATION

Town:	Carentoir
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	183 m ²
Plot Size:	1065 m ²

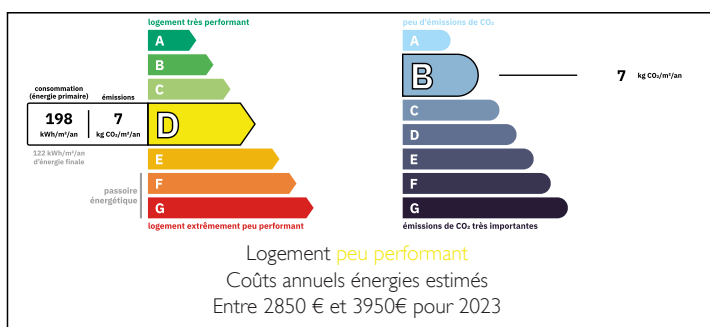


IN BRIEF

This pretty stone property with lovely gardens has retained its character features and authenticity. The main house consists of a living/dining room, a kitchen, and a toilet on the ground floor. Upstairs there is a second living room, a bedroom with its bathroom, as well as a large dressing room. A mezzanine provides additional sleeping space.

As a bonus, there is an attached unit has a living room with a beautiful view of the garden thanks to large windows. There is also a bathroom, and a kitchen can easily be installed there. The upper floor consists of a large bedroom space with an open mezzanine.

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 foncière:	742 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

The house is located not far from Carentoir, in a quiet hamlet setting and is also not far from the very popular town of La Gacilly.

The charm of the old has been preserved, with exposed stone walls, beams, and character details.

The large living/dining room features a beautiful fireplace, in which a 'polyflam inertia' wood stove is installed; the hearth can therefore be used either closed or open, providing optimal heat distribution and the enjoyment of the flames. The open kitchen is fully equipped. Upstairs is a second living room. There is also a large bedroom, a bathroom with a shower and a bath, and a toilet. From this floor, a small staircase leads to another sleeping area on a mezzanine, large enough to accommodate a double bed.

On the ground floor, to the left of the fireplace, there is a (low) door providing access to the adjoining 'gîte'. A kitchen is the only thing missing to make this part of the house a completely independent space as it already has its own separate external access to this part. The room is very bright, with large sliding doors facing the south/garden side. The upper floor has a large room, overlooked by a mezzanine. The garden has established trees and flowering plants. You even have an outbuilding, with potential for use as a garage (door to be installed) or workshop/studio.

Please ask for more photos and to book your visit, also to perhaps book a chat...