

3KM Molac - characterful 3 bedroom stone cottage with outbuilding and land of 7300M2 in peaceful rural hamlet

EXCLUSIVE



INFORMATION

Town:	Molac
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	7330 m2

IN BRIEF

Set in a quiet rural hamlet with no through road, this charming 3 bedroom stone cottage has been used as a second residence over the last 20 years.

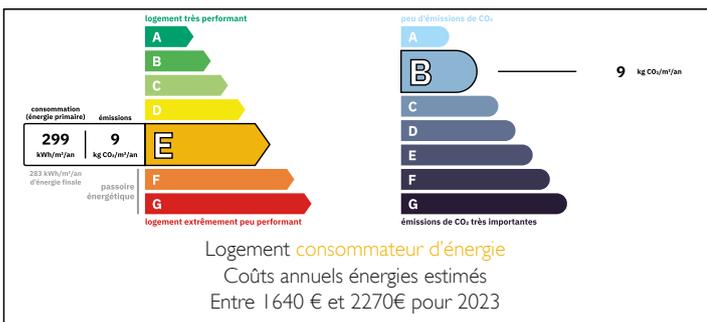
The property offers spacious accommodation on two levels, with a ground floor bedroom and bathroom.

Large separate lounge and dining area with an open plan kitchen.

The property is in good habitable condition, but would benefit from some updating including heating and insulation works....

There is a stone outbuilding to be consolidated for use as a garage or workshop.

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

Habitation comprising of, on the ground floor: a lounge with a fire place-wood burner, a bedroom, WC, a large dining room and kitchen, a shower room, a laundry room.

First floor: a landing area serving two bedrooms, a bathroom, wc.

Stone outbuilding to be consolidated, garden and land of 7330M2 .

Parking for several vehicules.

Questembert market town and TGV station 13KM

Muzillac 25KM

30KM Vannes

30KM Billiers et Plages

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