

Detached house, move straight in! DPE 'C', 2 heat/aircon pumps (2018), woodburner (2024), septic tank conforms

EXCLUSIVE



## INFORMATION

Town:	Caden
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	116 m <sup>2</sup>
Plot Size:	1200 m <sup>2</sup>



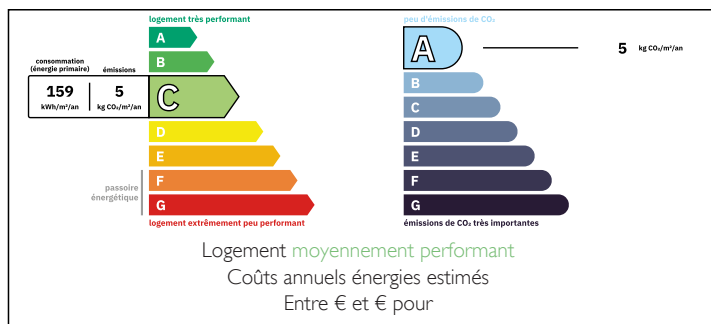
## IN BRIEF

This detached house was built in 1982/3 & offers 3-4 bedrooms, a spacious light living area, a large multi-use basement, plenty of parking space and a separate shed/workshop at the end of the garden, all in a beautiful countryside setting but within easy reach of towns, cities and even the coast is just under 40 mins.

The heating/cooling system, insulation and windows have all been updated to modern standards since 2018 by artisans (invoices available) resulting in a DPE energy efficiency rating of 'C', there are electric remote-controlled shutters on most windows, electric sunshades on the lounge and kitchen windows - plus, the septic tank conforms too and the house is just inside a constructible zone if you wanted to extend...

Book your viewing early to avoid disappointment, more photos and videos available on request. Inclusion of furniture can...

## 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

A great family home or even a lock-up-&-leave holiday home in a very popular location near to towns & the coast & good for transport links (dual carriageways to Vannes and Rennes, train stations at Malansac, Questembert & Redon, airports at Nantes & Rennes, St-Malo port around 2 hours' drive).

Approximate dimensions:

Ground floor:

Entrance hall 11m<sup>2</sup> (with built-in cupboards)

Lounge/diner 29m<sup>2</sup> (with electric sunshade)

Kitchen 13m<sup>2</sup> (with electric sunshade)

1st Bedroom 12m<sup>2</sup>

Bathroom 5.5m<sup>2</sup>

Upstairs:

Landing 10m<sup>2</sup>

2nd Bedroom 11m<sup>2</sup> plus dressing room 7m<sup>2</sup>

3rd Bedroom 10m<sup>2</sup>

Office/study or 4th Bedroom 10m<sup>2</sup>

Bathroom 4m<sup>2</sup>

Basement 85m<sup>2</sup> with garage, utility room, workshop & cold cellar (very useful for storing food & drink!).

Outside, driveway with ample parking & access to: the basement.

Separate shed/workshop with electricity supply 25m<sup>2</sup>

Garden with terraces, plant beds.

Caden is a popular village with small shops for your daily needs and there are supermarkets in all the towns nearby. Caden has a primary school and another in conjunction with Malansac and it comes under the Questembert collection of communities for provision of public services.

Come and discover this top property!

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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: **600 EUR**

Taxe habitation: **EUR**

## NOTES