

Two semi-detached two-bedroom houses in a hamlet near Locminé. Excellent rental potential.



INFORMATION

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| Town: | Moréac |
| Department: | Morbihan |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 205 m2 |
| Plot Size: | 566 m2 |

IN BRIEF

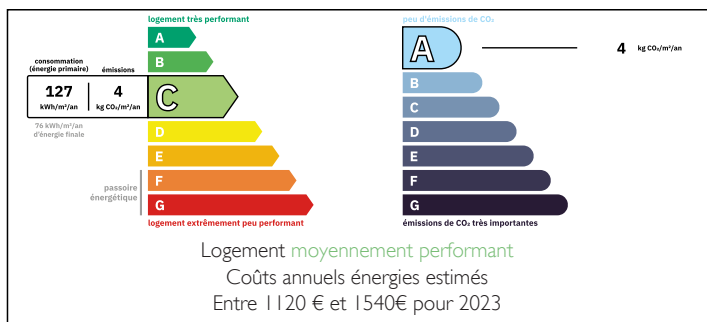
A property comprising two similar semi-detached houses (part of a row of three), one 104 m² and the other 101 m². Each house offers a spacious, bright living area of over 40 m² on the ground floor with wood burning stoves and exposed beams, as well as a separate kitchen with dining area. Upstairs, you will find large landings, two large bedrooms and a family bathroom with WC. Ideal for a family home or rental investment (they have been let successfully previously and there is strong demand in the area).

One of the houses has access to a rear garden, there is a shared courtyard at the front, an attached outbuilding and an open hangar opposite, ideal for parking vehicles undercover.

Situated in a small, quiet hamlet, the property is a short distance from the N24 and D767, giving easy...



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

Some refurbishment work is needed (painting/decoration, radiators, ventilation system, four Velux windows, drainage at the rear of the house to be installed).

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