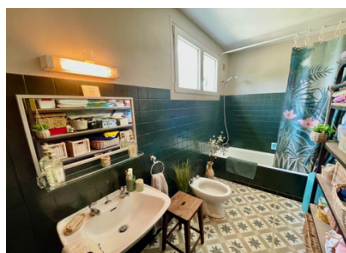


2KM Malestroit . Delightful Detached stone cottage in a bucolic hamlet setting, garage and landscaped gardens.



INFORMATION

Town:	Saint-Marcel
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	131 m2
Plot Size:	1983 m2

IN BRIEF

A lifestyle choice offering tranquility and convenience

This delightful character property is situated only a few minutes to the amenities and services of Malestroit,

Ideal for walking and cycling - a few minutes walk from the canal and public footpath.

The main open plan living room and kitchen oozes charm with a beamed ceiling, stoen walls and a wood burner, adjoining conservatory with garden views.

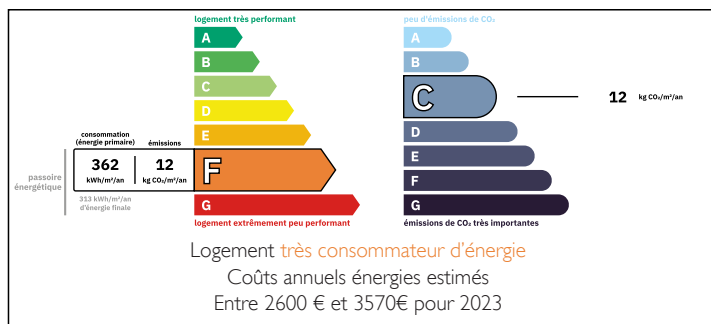
Double glazing , wood burner, recent roof, new eptic tank conform.

Rapid access N166 Ploermel , Vannes , Rennes

Only 30 mins to Vannes

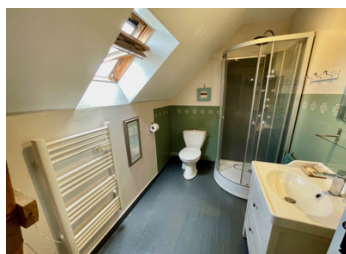
Only 55 Mins to Rennes airport

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 : large open plan living room and kitchen with wood burner, adjoining conservatory, corridor leading to a bedroom-office, WC, a bathroom, laundry room.

First floor: a landing serving two spacious bedrooms with solid wood flooring, a shower room, WC.

Adjoining Garage from laundry room.

Exterior: landscaped and enclosed gardens, a covered terrace area, a wooden outbuilding to be consolidated, a driveway.

Distances :

2KM MALESTROIT CENTRE

17KM PLOERMEL

19KM QUESTEMBERT

40KM Vannes 30 mins

79KM RENNES AIRPORT 55MINS

Rennes 89KM

LOCAL TAXES

Taxe habitation: EUR

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

NOTES