

Limerzel - delightful stone cottage renovated to a high standard, full of charm with a garage and large garden

EXCLUSIVE



INFORMATION

Town:	Limerzel
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	121 m ²
Plot Size:	1219 m ²

IN BRIEF

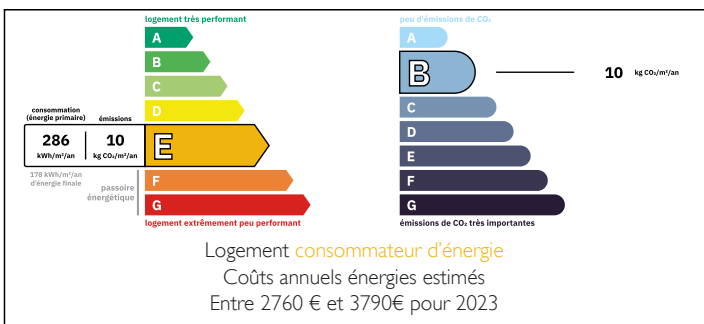
This spacious stone cottage is only 10 minutes from the popular market town of Questembert - supermarkets, cinema, municipal swimming pool and TGV train station.

Situated in a rural hamlet 1KM from the village of Limerzel with a boulangerie and epicerie.

The habitation has been renovated to a high standard with quality materials used throughout - solid wood french oak flooring on first floor, oak staircase and double glazed windows. There is a wood burner in the living room.

Attached garage. Large garden to the rear.

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 groundfloor: a cosy living room with a wood burner and grey tiled slate flooring, a fitted kitchen with wooden units opening to the garden, a laundry room with WC, office or bedroom, a storage room.

On the first floor : Oak staircase leading to a landing with solid oak flooring throughout, one spacious bedroom with an en-suite bathroom and shower room-WC, one spacious bedroom with with a shower room-WC;

Exterior: Terrace, large enclosed garden. Attached garage.

Distances:

1KM Limerzel boulangerie-épicerie

7KM Malansac

9KM Rochefort en Terre

10KM Questembert

21KM Beaches

35KM Vannes

77KM Rennes airport

90KM Nantes Airport

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