

A pretty village property with garden.

EXCLUSIVE



INFORMATION

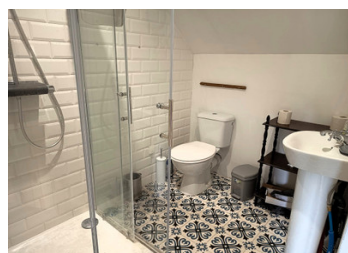
Town:	Le Saint
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	48 m2
Plot Size:	440 m2

IN BRIEF

This cosy cottage would make an ideal 'lock up and leave' holiday cottage or a permanent home. The property has benefitted from a recent upgrade of its electrical system, a new shower room and a new fitted kitchen with spaces for appliances. However, there is still some finishing work to be done within the property as can be seen in the photos. The ground floor consists of a large, open plan sitting room with a kitchen area and an impressive fireplace. There is also a useful cloakroom with WC and handbasin. Upstairs is found a good sized bedroom with a door to the recently installed shower room, consisting of a shower, WC and handbasin.

Outside, a few steps further down the lane, can be found a good-sized but manageable garden with views over the surrounding countryside.

The...

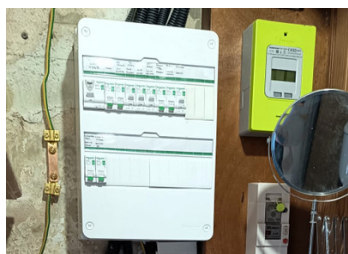


ENERGY - DPE

DPE not required.

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

Property description (all measurements are approximate):

Ground floor:

Sitting room with corner kitchen, fireplace and stairs to first floor - 23.69m².

Cloakroom with WC and hand basin.

Upstairs:

Bedroom - 23.97m² (at floor level).

Shower room with WC, shower and hand basin - 3.34m² (at floor level).

Distances (all approximate):

Le Faouët - 9.9kms

Gourin - 7.8kms

Carhaix-Plouguer - 23.7kms

Lorient - 49.2kms

Beach at Guidel - 50.9kms

Brest airport - 93.4kms

Roscoff ferry port - 97.2kms

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

NOTES