

Two bedroomed semi detached property with garden



INFORMATION

Town:	Évriguet
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	212 m2

IN BRIEF

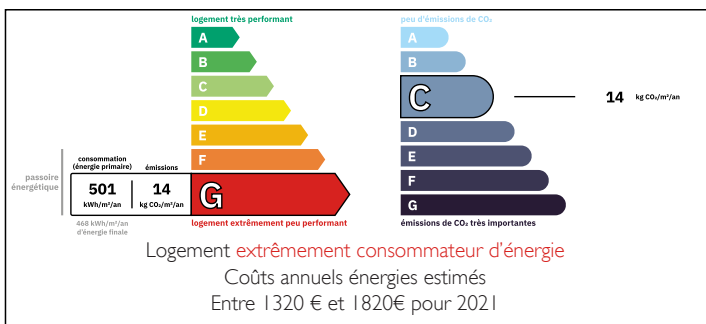
This cosy home is perfectly situated in Central Brittany, just on the edge of Morbihan. It is in a small but friendly village with easy access to many larger towns for visits, shopping or for commuting and convenient for schools.

The property is a 10 minute drive to the town of Mauron which has shops and a supermarket. The larger town is a 20 minute drive to Ploërmel and its beautiful leisure lake, offering kyaks, canoes, water skiing and paddle boarding; fun for all the family. The medieval town of Josselin is just 10 miles away, a great tourist spot with its beautiful chateau and canal.

There is a bus route through the village with access to the larger towns.

This home offers privacy and countryside life whilst not being isolated.

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

Entering the property there is a large, open plan lounge with wood burner and room for a dining table (5.9 x 6). The kitchen leads off this room and has brand new cupboards and worktops (3.5 x 2.5). Also off the main room is a utility room with an exposed floor yet to be renovated which houses the water heater and is currently used for storage. This room has a door leading to the garden (3.8 x 3.6)

The stairs lead off from the lounge to a wide landing. There are two large bedrooms - the blue room (2.9 x 3.9) and the green room (3 x 4) both rooms are carpeted.

There are two shower rooms one with shower and sink (2 x 2) and one with shower, toilet and sink (1.3 x 2.4).

Stairs continue up to the attic which has been boarded and is ready to be converted into a master bedroom (6.3 x 3.2)

There is a new electricity board and the drainage conforms. This is a perfect lock and leave, call me for more photos and details.

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

LOCAL TAXES

Taxe foncière:	251 EUR
Taxe habitation:	EUR

NOTES