

Magnificent property comprising 2 beautiful brittany stone houses, charm and authenticity guaranteed.



INFORMATION

Town:	La Gacilly
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	140 m2
Plot Size:	1342 m2



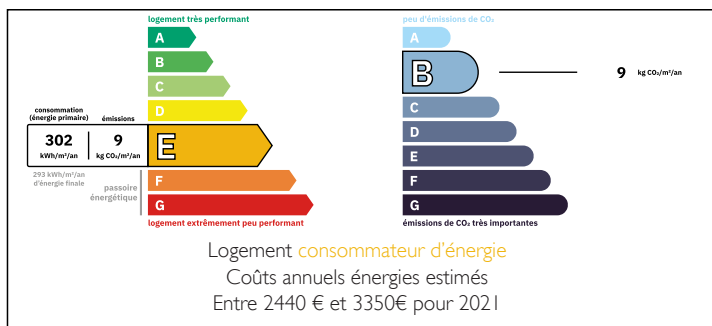
IN BRIEF

The property comprises 2 stone houses set in 1342m2 of enclosed grounds planted with trees.

House 1 about 90m2 comprises entrance hall with cupboards, kitchen, utility room, living room with fireplace, separate WC. First floor: two large bedrooms, shower room with WC. Full attic space.

- House 2 about 60m2 comprises a kitchen (to be converted) opening onto a living room, a bedroom, a shower room, a separate WC, a cellar. Above, an attic covering the entire surface area. Outside, a large open barn with two pigsties. Mains drainage for the 2 houses. Land of 1342m2.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Magnificent property comprising 2 authentic houses full of charm, typically Breton.

If you're looking for a quiet, welcoming, close to all amenities, this is the property for you!

House 1 is the largest, with a surface area of around 90m².

It comprises

Entrance hall with cupboards, fitted kitchen, utility room, large living room with fireplace and separate toilet with washbasin.

Upstairs, a landing leads to 2 large 15m² bedrooms, one with 2 large closets, and a shower room with toilet.

On the 2nd floor, the attic covers the entire surface area of the house. Possibility of creating 2 bedrooms and 1 bathroom, or a large master suite.

The slate roof is in good condition, but needs to be insulated from the inside.

Floors are tiled on the first floor, with floating parquet upstairs.

Windows and front door are in good condition.

The house is habitable, but could do with some updating.

House 2: adjoining a farmhouse/longère, with a floor area of approx. 60 m².

It comprises :

On the first floor, a kitchen area for conversion opening onto a large living room, 1 bedroom (approx. 12 m²), 1 shower room, 1 separate toilet.

The first floor is accessed by an attractive modern staircase leading to a large attic that can be completely converted.

The roof is in good condition, but needs to be insulated from the inside.

A cellar and garage complete the property.

Land of 1342m² with trees and fenced. There's a large covered area underneath which can be used as a car port, and on...