

Sector Redon/Allaire/Rochefort-en-Terre - Two charming properties in one property - superb unspoilt views !

EXCLUSIVE



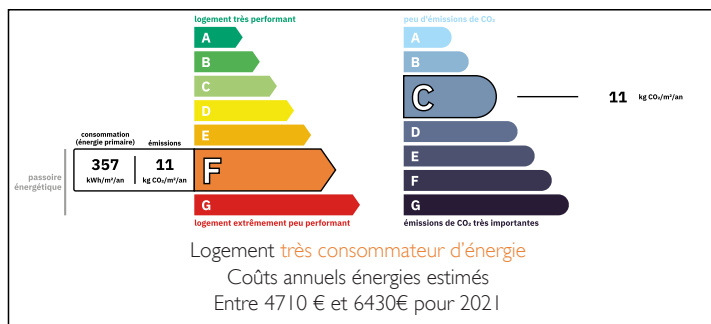
INFORMATION

Town:	Saint-Jacut-les-Pins
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	5176 m2

IN BRIEF

Situated just 12 kms from Redon center /TGV station, in the commune of Saint-Jacuts-les-Pins (2kms). This charming stone house offers an exceptional living environment. Close to all amenities and 40 kms from the nearest pleasure beach. The interior is full of character and offers wonderful unspoilt views of the Breton countryside!

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

The house can be organized in 2 parts.

House 1/

Ground floor

- LIVING/DINING ROOM 1 with fireplace (wood stove): 35 m²
- KITCHEN 1, with wood stove: 18m²
- BATHROOM with shower, sink and toilet: 6m²
- ENTRANCE/LAUNDRY: 18 m²

Floor

- MEZZANINE: 30m²
- BEDROOM 1, under eaves : 15m² on the ground
- BEDROOM 2, under the eaves : 15m² on the ground
- WC Independent, with Washbasin,

House 2/

Ground Floor

- LIVING/DINING ROOM 2, with fireplace (wood stove): 42 m²
- KITCHEN 2: 21m²

First floor Floor

- BEDROOM in MEZZANINE of 42 m², with its own WATER ROOM including a shower, sink and WC of 6m²

Characteristics of the property:

- Area: 200m² total habitable surface
- 2 living-dining rooms with wood stoves
- 2 equipped kitchens, one with wood stove
- 3 bedrooms
- Mezzanine that can be converted into a bedroom or office
- 2 bathrooms with shower and toilet
- A separate Laundry area
- Outside: Large ground in shaped permaculture with orchards.
- A Garden Shed
- Views of the surrounding countryside

Note:

- Electric heaters in all ground floor rooms and

LOCAL TAXES

Taxe foncière: **663 EUR**

Taxe habitation: **EUR**

NOTES