

Sector Malestroit - Charming 2-bed cottage. Tucked away, in a hamlet quiet hamlet. Perfect for pets !

EXCLUSIVE



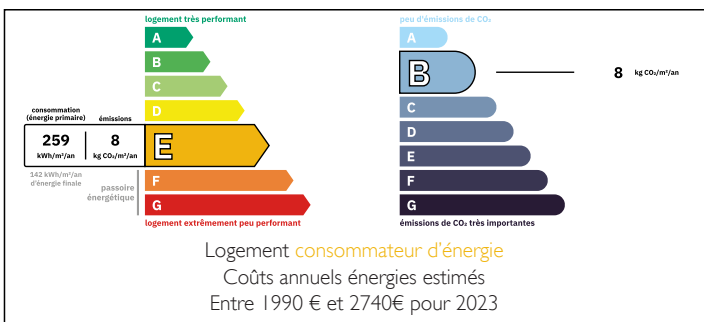
INFORMATION

Town:	Pleucadeuc
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	112 m2
Plot Size:	1280 m2

IN BRIEF

Leggett Immobilier International is delighted to offer this character property. Located in a quiet hamlet with no through traffic, between the towns of Pleucadeuc and Saint-Congard (near the Nantes to Brest Canal), 10 kms from Rochefort en Terre or Malestroit (voted 2nd most preferred town for the french 2025). This house offers a peaceful living environment while remaining close to amenities.

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 comprises :

On the ground floor:

- An entrance porch
- Dining room with fireplace and insert
- Fitted kitchen
- Bathroom with bath and shower
- WC
- Living room with open fireplace
- Pretty veranda overlooking the garden

Upstairs:

- A landing that can serve as an office
- Two bedrooms
- A toilet equipped with a macerator toilet

The exteriors offer :

- A garage of approx 60 sqm with Car Pit, a workshop, laundry room and a first floor
- An enclosed garden, ideal for enjoying the beautiful days in complete tranquillity, with a miniature railway running through. Ideal for pets. Not close to roads.

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

LOCAL TAXES

Taxe foncière: 572 EUR

Taxe habitation: EUR

NOTES