

Gorgeous stone property, from 1700s, can be one or two houses, countryside hamlet setting!



INFORMATION

Town:	Saint-Gravé
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	196 m2
Plot Size:	700 m2

IN BRIEF

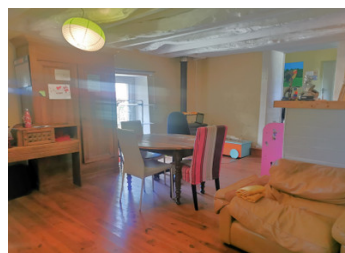
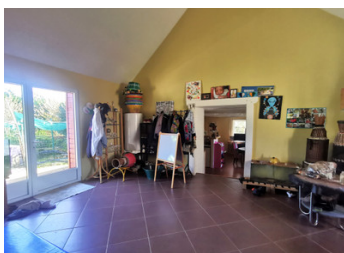
I am pleased to present this beautiful property with unusual configuration which could be a charming family home (4 beds, 3 baths) or split into two units (both 2 beds, one with 2 baths, one with 1 bath) Parking and a small terrace at the south-facing front of the house and at the side and with a sheltered, low-maintenance garden behind/beside the house. Equivalent to 2 x 2 bed updated stone cottages for approx 175K€ each = great value (and one with 2 bathrooms)!

Please ask for more photos and virtual tour and book your viewing.

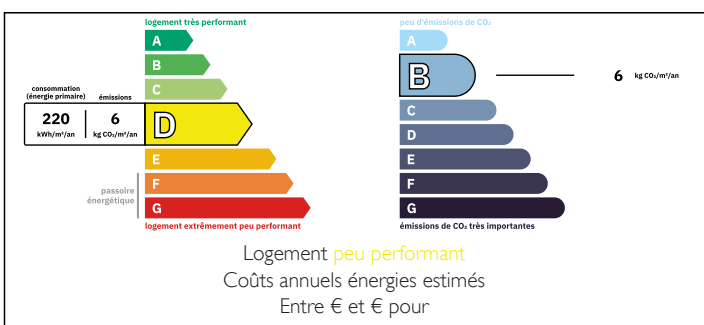
Less than 2kms to the village primary school, other school transport is available from the hamlet.

12 minutes to Malansac station, 20 minutes to Questembert station

By train - Vannes in 15 mins approx, Rennes in



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

1st part:

Kitchen 18m²

Lounge:Diner 47m²

Bedroom 17m²

Bedroom 15m²

2 bathrooms 2 WCs, 1 upstairs with bath and 1 downstairs with shower

2nd part:

Kitchen/dining room 22m²

Living room 30m²

Bedroom 12m²

Bedroom 9m²

Bathroom with shower

WC

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

LOCAL TAXES

Taxe foncière: 703 EUR

NOTES