

Malansac/Redon - Delightful detached cottage, 2/3 bedrooms, tastefully restored in a rural setting.

EXCLUSIVE



INFORMATION

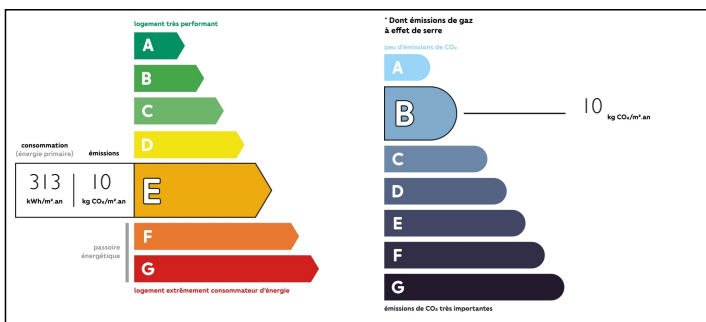
Town:	Malansac
Department:	Morbihan
Bed:	2
Bath:	3
Floor:	150 m2
Plot Size:	1300 m2

IN BRIEF

2/3 bedrooms. Set at the end of a no-through road, this lovely, characterful house has been renovated, keeping all the character. It has everything you would expect from a country cottage: exposed stone walls, wood burning stoves, chunky beams, and a recently converted annex room. Perfect for artists studio/gym/family room.



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

Entrance hall leading to large comfortable living room (30m²) featuring an old fireplace with a wood-burning stove; doors to back garden and fitted country-style kitchen with wood-burner. A lobby leads to a wet room with wc; and a large utility room with door to garden.

Upstairs, a galleried landing leads to a bathroom with wc; double bedroom; small children's bedroom and lovely master bedroom with en-suite bathroom and wc.

On the right of the house is a renovated stone building which consists of a large bright reception room with a pellet wood-burner (40m²) a small workshop and a garage. At the front of the property there is another garage with wood store.

The back garden is very private and benefits from a covered terrace for al fresco dining.

Early viewing recommended if you're not to miss out on an absolute charm.

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

LOCAL TAXES

Taxe foncière: 550 EUR

NOTES