

Exceptional! Huge potential. Two stone country houses with garage and garden.



## INFORMATION

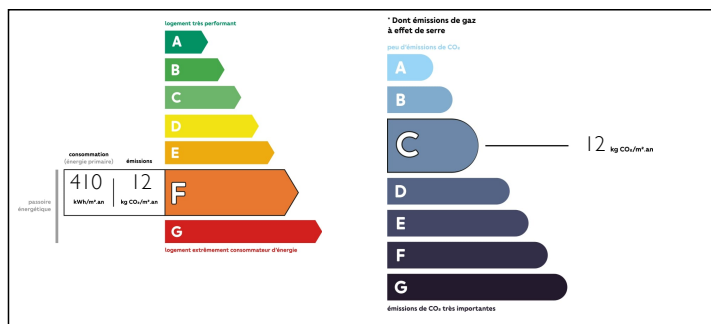
Town:	Guilliers
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	220 m2
Plot Size:	1200 m2

## IN BRIEF

In a pretty hamlet between the beaches of the Gulf of Morbihan and the mythical forest of Brocéliande you can bring your project to life. This pair of two country stone houses with mature garden offers absolutely unique potential! Give free rein to your imagination and make your dreams come true! The large dwelling house is made up of 2 bedrooms on the ground floor, a living room with fireplace, a kitchen, a laundry room overlooking the rear garden, a bathroom bath and toilet. A long hallway leads to the workshop and the large garage. Upstairs, 2 bedrooms, a bathroom with Wc and a convertible attic. The cottage is composed of a very large living room with kitchen and fireplace, a mezzanine with shower room and wc. The beams and the framework are visible on a beautiful height of ceiling. Upgrading and refreshing works are to be expected but you can give a lot of...



## 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

HOUSE (Semi-detached by the garage and double wall of 1 m)

Ground floor

Living room: Dining room: 25 m<sup>2</sup>

Bedroom 1: 10 m<sup>2</sup>

Bedroom2: 11 m<sup>2</sup>

Kitchen: 15 m<sup>2</sup>

Laundry room: 7.5 m<sup>2</sup>

Bathroom: 7 m<sup>2</sup>

Clay and daub workshop: 25 m<sup>2</sup>

Garage: 26 m<sup>2</sup>

Upstairs:

Bedroom 3: 17 m<sup>2</sup>

Bedroom 2: 11 m<sup>2</sup>

Convertible attic: 16 m<sup>2</sup>

Shower room: 6 m<sup>2</sup>

COTTAGE (semi-detached)

Living room with kitchen and fireplace: 43 m<sup>2</sup>

Mezzanine with shower room and wc: 26 m<sup>2</sup>

WORKS :

Individual drainage system (septic tank) :Not up to current standards

Electricity

Insulation (attic and windows)

Decoration

-----

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

## LOCAL TAXES

**Taxe foncière: 405 EUR**

## NOTES