

**OFFER ACCEPTED** Light and spacious country house with two bedrooms, elevated living room and large garden.



## INFORMATION

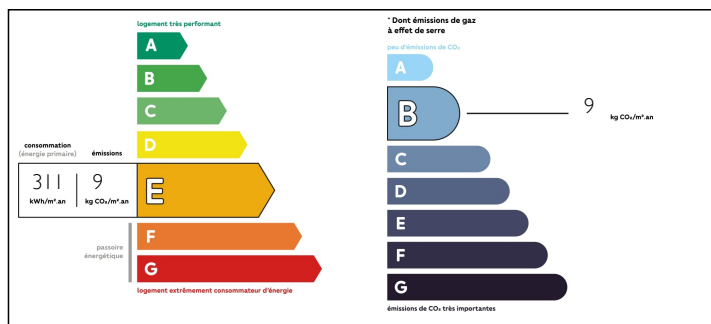
Town:	Guern
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	68.53 m2
Plot Size:	2316 m2

## IN BRIEF

**OFFER ACCEPTED** This country house is surrounded by a large private garden and is located in a quiet hamlet eight minutes drive from Malguénac. Up some steps, you enter into the kitchen complete with original wood parquet floor and nice views over the garden and countryside beyond. On the same level there is a shower room/WC and two nice sized bedrooms, again with parquet flooring to be restored. From the kitchen a wooden open-tread staircase leads to a large open living area at the top of the house, complete with insert fireplace (currently the only fitting form of heating). This large space, open to the roof has far reaching views over the countryside and it can also be accessed by an external staircase on the side of the house. Below the house is a basement, divided into several rooms that could be transformed into living space, and garage at the side...



## 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.



## NOTES

## DESCRIPTION

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The house benefits from recent UPVC double glazed doors and windows throughout, the majority with roller shutters. The roof is in excellent condition. The large plot of land that surrounds the house could make a wonderful garden and a place to grow your own vegetables (good rich soil).

The house will require updating and redecoration but is ready to move into straight away. A new owner will want to install additional heating (electric radiators or a pompe a chaleur).

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Information about risks to which this property is exposed is available on the Géorisques website...