

Under offer



## INFORMATION

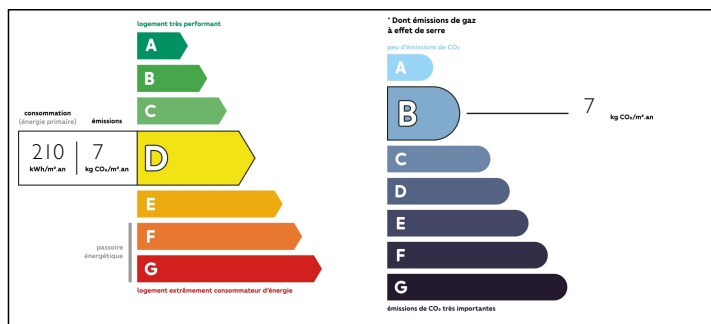
|             |                       |
|-------------|-----------------------|
| Town:       | Saint-Martin-sur-Oust |
| Department: | Morbihan              |
| Bed:        | 5                     |
| Bath:       | 3                     |
| Floor:      | 130 m2                |
| Plot Size:  | 14186 m2              |

## IN BRIEF

Renovated old house in a hamlet near the village of Saint-Martin sur Oust, with shops and medical facilities. Living room with open fireplace. Possibility for a small swimming pool outside



## 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

10646 m2 of land with the house plus another 3540 m2 parcel of woodland nearby.

5 bedrooms, including one with a dressing room and high ceiling, 1 bathroom and 2 shower rooms, on two levels.

The house could benefit from a refresh, but is perfectly habitable as it is.

It is semi-detached.

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

## LOCAL TAXES

Taxe foncière: 280 EUR

## NOTES