

## UNDER OFFER

### EXCLUSIVE



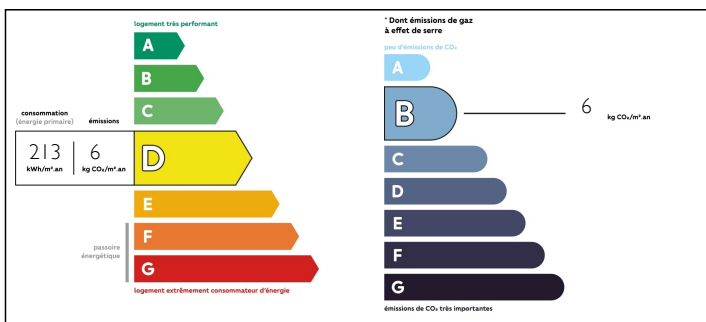
## INFORMATION

Town:	La Gacilly
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	3225 m2

## IN BRIEF

Beautiful house built in 2009/2010, with attached garage. The ground floor has a large living room, an open kitchen with a dining area. There are also two bedrooms, one with its own shower room and the other with a bathroom.

## 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.



## LOCAL TAXES

**Taxe foncière: 710 EUR**

## NOTES

## DESCRIPTION

This house, very well maintained, has two bedrooms on the ground floor, but the attic can be converted, and it can easily be fitted with two bedrooms and a shower room.

3 Velux windows are installed on the roof for this purpose.

The house has an attached garage.

The garden, very well maintained, is fenced and measures 1498m<sup>2</sup>. The other 1727m<sup>2</sup> of the land is wooded.

The house is south facing.

To the north, a slab has been created for a possible extension (4.5 x 4 m) and is currently used as a (tiled) terrace.

The house is equipped with electric heaters and a wood burning stove in the living room.

Although the individual septic tank is compliant, it will be necessary to connect the house to the sewer system that now runs in front of the house.

The town of La Gacilly is 3 km away.

Rennes airport is 55 minutes away, Nantes airport is about 1 hour and 15 minutes away.

Redon TGV train station is about 15 minutes away.

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