

REDUCED!! impressive real estate complex, with 490m2 of living space across 3 renovated houses in a village.

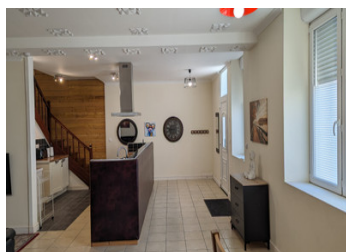


INFORMATION

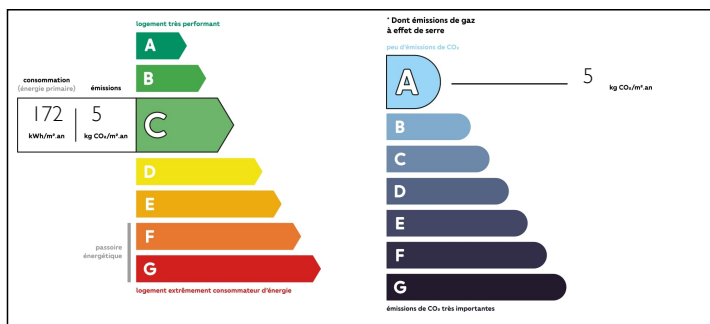
Town:	Ploërdut
Department:	Morbihan
Bed:	9
Bath:	5
Floor:	490 m2
Plot Size:	0 m2

IN BRIEF

Investment Opportunity - 3 Fully Renovated Village Properties ready to move in or rent out & with absolutely nothing to do as they come fully furnished with a carefully curated selection of items, all included in the price. Although the property has to be purchased as one, it is possible to separate the 2 houses later if you wanted after the sale. The main house has 5 bedrooms and three ensuite bathrooms, a gym and a huge playroom. The second property has 3 bedrooms with ample space and an adjoining 1 bedroom apartment. The land to the side of the main house is currently rented from the commune at 60€ per year and there is no reason this situation will change. There is lots of land behind the two houses which maybe possible to purchase. This is a good opportunity to invest in these properties with great rental value in a beautiful...

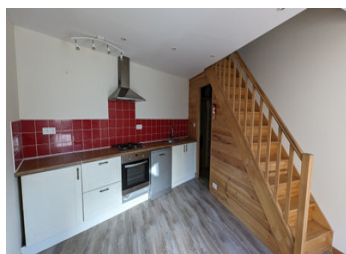


ENERGY - DPE



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: 1563 EUR

NOTES

DESCRIPTION

The principle house (345 m2) compromises:

Ground Floor: Spacious fitted kitchen open to the dining/living room with a stone fireplace and wood stove.

Pantry for additional storage.

Large living room.

Guest toilet with washbasin.

Gym for fitness enthusiasts.

A sizable and well-maintained cellar utilized for storage and workshop purposes.

First Floor: 1st staircase leads to an open room used as an office, featuring a fireplace.

Bedroom with parquet flooring throughout.

Bathroom with modern fixtures.

A 2nd staircase leads to a landing distributing three well-lit bedrooms, including a master bedroom with a private bathroom, toilet, laundry room, and a separate shower room.

Second Floor: A massive insulated attic measuring approximately 180 m2 on the ground, repurposed as a versatile space for games, yoga, and a TV lounge.

2nd House (123 m2): Ground Floor: Open fitted kitchen seamlessly connected to the dining room.

Living room enhanced by a wood stove.

Guest toilet.

Small courtyard access

First Floor: 3 bedrooms featuring fitted wardrobes.

Bathroom with modern amenities.

Separate toilet.

Second Floor: Converted attic space, offering additional functional areas.

Studio (22 m2): Ground Floor: Kitchenette.

Lounge.

Separate toilet.

First Floor: Bedroom.

Shower room for convenience.

Additional Features:

Mains drainage.

Combined wood and electric heating systems.

Versatile property suitable for various purposes, including investment, family reunification, bed and