



A Bargain! Fantastic Family Stone House including 3 Bedrooms and 4466m2 Land.

Fully decorated renovated house with 2nd house for renovation. Includes additional workshop and wood shed, large garden, and shingle drive with parking space for 4+ cars, the garden backs on to woodland. Secluded, in a small hamlet just 3 kms to the village of Malguenac with local amenities including . . .

This house must be viewed to appreciate its private location and living space.

Ground floor: Fully fitted kitchen (20 m²) - Porch (9 m²) - Dining room with fireplace (25 m²) - Sitting room with patio doors leading onto the garden (40 m²) - Shower room with toilet (6 m²) First floor: Bedroom 1 (20 m²) - Bedroom 2 (12 m²) - Bedroom 3 (8 m²). 140 m² of habitable space, wood burner plus reverse heating air-conditioning, good structural condition.

Outside: Large garden (4466 m²)

Outbuildings: Barn to renovate (120 m²), small barn (12 m²) plus workshop (60 m²)

The nearest city, Pontivy is just 10 minutes away where this is a thriving market town with all your shopping needs. It lies at the confluence of the river Blavet and the Canal de Nantes à Brest

Access is very easy, less than 2 hours away from ferries of St Malo or Dinard Airport. In easy reach to Roscoff, Brest, Rennes, Nantes, Caen and Cherbourg.

Town: MALGUENAC
Dept: Morbihan
Plot size (m2): 4466
Habitable (m2): 140
Bedrooms: 3
Bathrooms: 2
Agent: Nicola Grey
ngrey@frenchestateagents.com
13154NG56 € 162 000



Grand Ouest

Siege Social, 24340 La Rochebeaucourt

TEL: 08700 11 51 51 email: info@frenchestateagents.com