LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



A BEAUTIFUL PROPERTY CONSISTING OF 2 MAIN HOUSES, A GITE, HEATED SWIMMING POOL, OUTBUILDINGS AND LAND.

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PROPERTY FACT FILE

REFERENCE	A42989EDA29
PRICE	€ 916,900 £ 0* *agency fees included: 6 % TTC to be paid by the buyer (865 000 EUR hors honoraires)
BEDROOM	5
BATHROOM	5
ACCOMMODATION	218 m²
LAND	38490 m²
TOWN	Scaër
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison, Country House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage

*Price based on current exchange rate which is subject to change



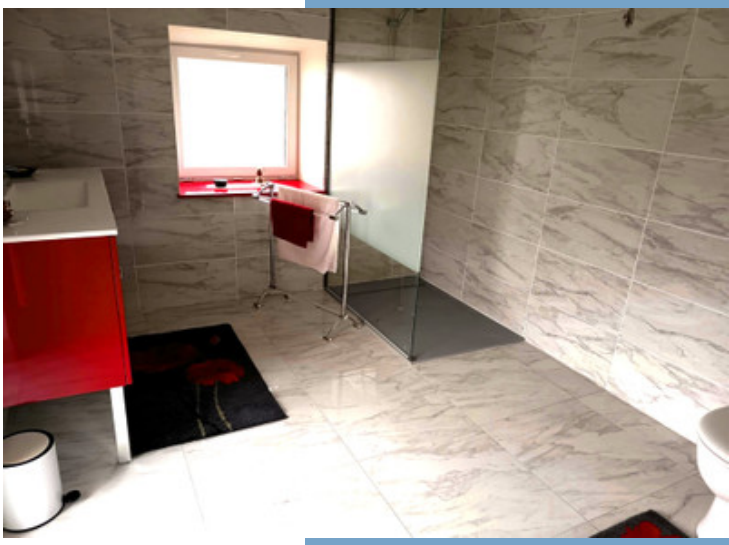


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- Income potential.
- Beautifully renovated accommodation.
- Indoor heated swimming pool.
- Energy efficient.
- Quiet location.

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Situated in a quiet hamlet, whilst being a few minutes from Scaër and its amenities, this property has much to offer!
The 2 main houses and gîte have been beautifully renovated and, in addition, there is a lovely stone outbuilding, currently used for storage, which is asking to be turned into another gîte, once the correct

DESCRIPTION

Property description (all measurements are approximate):

House one:

Ground floor:
Fitted kitchen with built-in oven and hob and plumbing for dishwasher/sitting room with wood burner, giving access to the conservatory and stairs to the 1st floor - 49.35m2.
Conservatory - 18.24m2.
Shower room with shower, hand basin and WC, built-in cupboards housing the hot water tank and Linky meter and plumbing for washing machine - 9.25m2.
Upstairs:
Bedroom with built-in cupboards - 16.74m2. Ensuite shower room with shower, handbasin and WC - 7.8m2.
Mezzanine - 15.72m2.
Bedroom - 16.27m2.
Outside:
Attached garage with electricity - 20.67m2.



House two:
Ground floor:
Fitted kitchen with plumbing for dishwasher and built-in oven and hob/sitting room with wood burner, giving access to conservatory and hall - 45.76m2.
Conservatory- 17.82m2.
Hall with stairs to first floor and door to WC - 15.51m2. There is a large storage cupboard under the roof space accessed from the stairs.
Shower room with double handbasins and shower and plumbing for washing machine - 6.18m2.
Upstairs:
Bedroom with built-in cupboards and convection heater -28m2.
Bedroom with built-in cupboards and convection heater - 16.75m2,
Outside:
Attached garage - 20.67m2.



Gite:
Ground floor:

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A42989EDA29

COMPLETE FILE AND PHOTO ON REQUEST

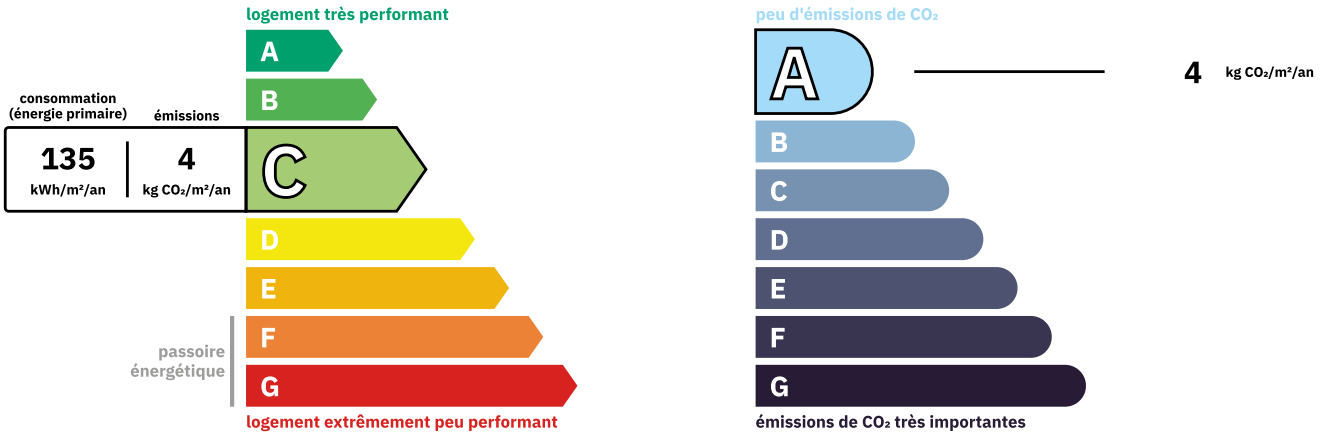
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 600 € and 850€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A42989EDA29

FILE COMPLETE AND PHOTOS ON REQUEST

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