LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



SPLENDID BOURGEOISE TOWN PROPERTY WITH TWO SPACIOUS HABITATIONS AND GARDEN BACKING ONTO THE CANAL.

www.leggettprestige.com LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE,
UK Freephone: 08700115151 Telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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PROPERTY FACT FILE

REFERENCE	A46851NBE56
PRICE	€ 945,000 £ 0* *agency fees included: 5 % TTC to be paid by the buyer (900 000 EUR hors honoraires)
BEDROOM	7
BATHROOM	6
ACCOMMODATION	430 m²
LAND	1570 m²
TOWN	Malestroit
DEPARTMENT	
LOCATION	
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Mains drainage, Garage, Private parking

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



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- Character stone property next to the town center
- Very Spacious with two distinct habitations
- Gite rental and or bed and breakfast potential
- Recent interior refurbishment and decoration
- Large Garden with acces to canal

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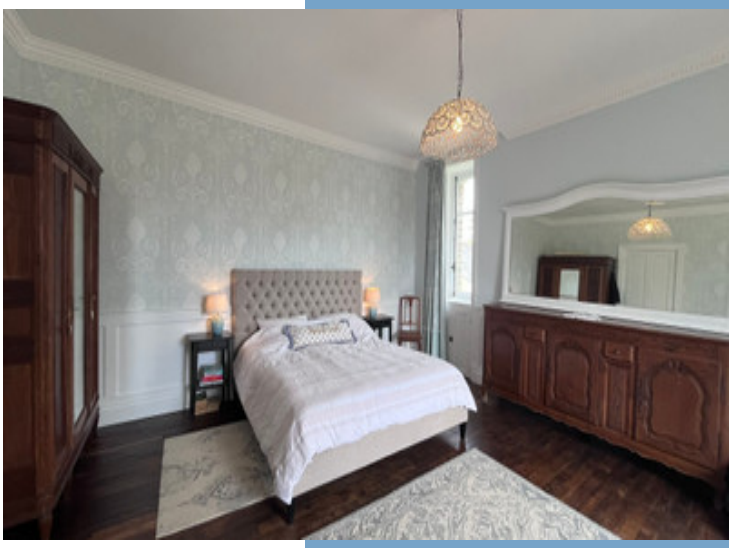
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Video on request
Unique property and rare to find such a spacious character residence in the heart of the popular market town of Malestroit with local shops, cafés and restaurants just around the corner.
The garden backs on to the canal tow path.



DESCRIPTION

Unique property and rare to find such a spacious character residence in the heart of the popular market town of Malestroit with local shops, cafés and restaurants just around the corner.
The garden backs on to the canal tow path.
The property has undergone a major interior refurbishment in recent years and has the potential as a gite and or bed and breakfast business .
Mains drainage. The habitation sits above a vast basement cellar .
A very peaceful residential quarter near the historic town square and canal .
There is a stone garage-workshop and outbuilding in the large garden with a pond...



An authentic and exceptional stone property with slate roof, comprising of, on the ground floor:
A large equipped kitchen open to a glass conservatory, a dining room, a corridor with access to the basement and cellar, a cloak room-WC.
A Second living room with a corner kitchen and independant access, WC-laundry room. Can be a separate habitation.
On the first floor: a landing serving 4 bedrooms each with en-suite bathrooms-WC.
On the second floor: a living room, three bedrooms, two bathrooms, 2 WC.
Exterior: Garage-workshop, and separate outbuilding.
A large garden backing onto the river Oust,
Distances :
40KM Vannes et Golfe du Morbihan approx 35 mins
63KM Aeroport de Rennes approx 55mins
118KM Aeropot de Nantes approx 1h30mins



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

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46851NBE56
COMPLETE FILE AND PHOTO ON REQUEST

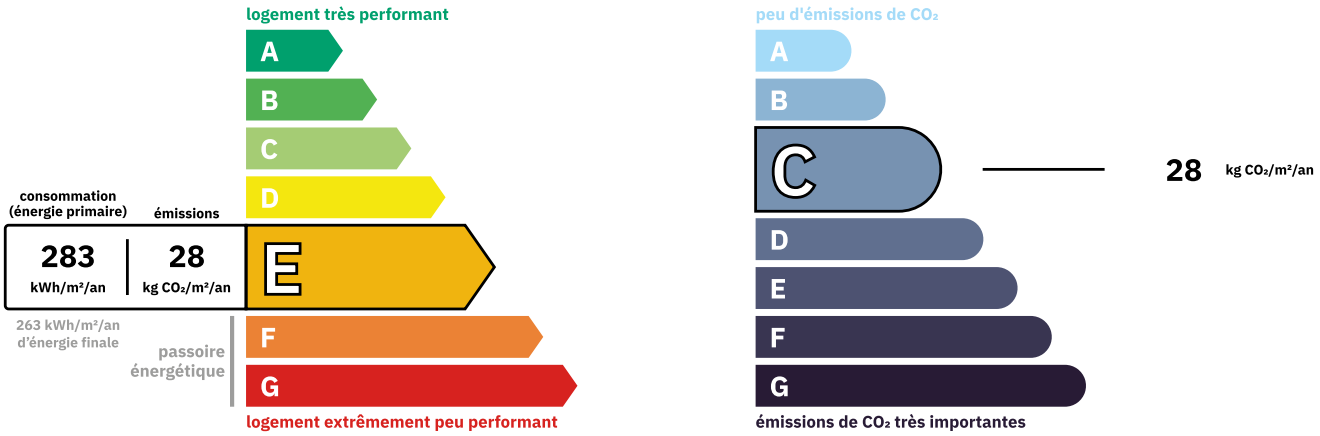
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ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 7490 € and 10230€ for 2023

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 :A46851NBE56
FILE COMPLETE AND PHOTOS ON REQUEST

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