

Charming 2 bedroomed property with scope to expand.

EXCLUSIVE

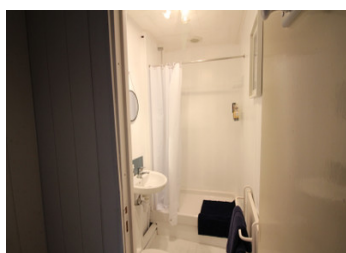
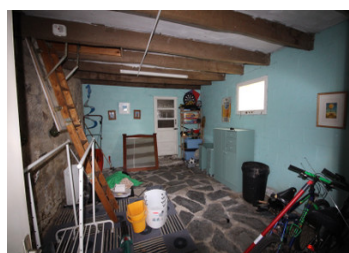


## INFORMATION

Town:	Kergrist
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	277 m2

## IN BRIEF

Stone 2 bedroomed Village property, not far from Pontivy with mains drains and separate garden

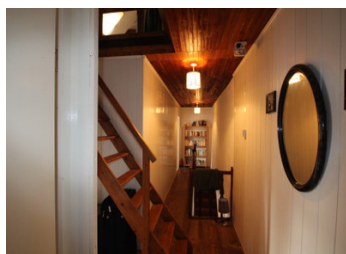


## ENERGY - DPE

DPE not required.

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.



## DESCRIPTION

### GROUND FLOOR;

Entry through the wooden door to:

ENTRANCE HALL with door to

KITCHEN/ DINING ROOM/ LOUNGE~10.29m x 4.2m ( 43m<sup>2</sup>)

A modern kitchen with an range of units, oven,, tiled and floor, A fireplace and chimney. , glazed windows with shutters to the front of the property.

BATHROOM 1 ~2.8m x 2.5m ( 7m<sup>2</sup>) WC, washbasin and shower, plumbing for washing machine.

REAR STORE ROOM ~5.1m x 3.8m ( 19.38m<sup>2</sup>) would convert into ground floor bedroom, currently used as storage.

Stairs from the lounge leading to first floor.

BEDROOM 1 ~ 3.8m x 2.9m ( 11.2 m<sup>2</sup>)

Wooden floor, glazed window with shutters to front of house.

BATHROOM 2~ 2.8m x 1.8m ( 5.04m<sup>2</sup>) WC, washbasin and shower

BEDROOM 2~ 3.2m x 3.6m (11.52 m<sup>2</sup>)

Wooden floors,glazed window to front of house.

OFFICE ~ 2.9m x 2.9m (8.41 m<sup>2</sup>)

L shaped, Wooden floor, glazed dormer window to front of house.

HALLWAY/LANDING ~ 3.7m x 1.7m ( 19.49m<sup>2</sup>)

stairs leading to storage areas on second floor.

13.3m x 1.9m ( 25.27m<sup>2</sup>) boarded and carpeted

OUTSIDE SPACE~ 277m<sup>2</sup>

Garden not attached to the property just a few meters 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>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES