

Grand property in the centre of a town, offering the possibility of three dwellings or large family home.



INFORMATION

Town:	Locminé
Department:	Morbihan
Bed:	8
Bath:	4
Floor:	369 m ²
Plot Size:	917 m ²

IN BRIEF

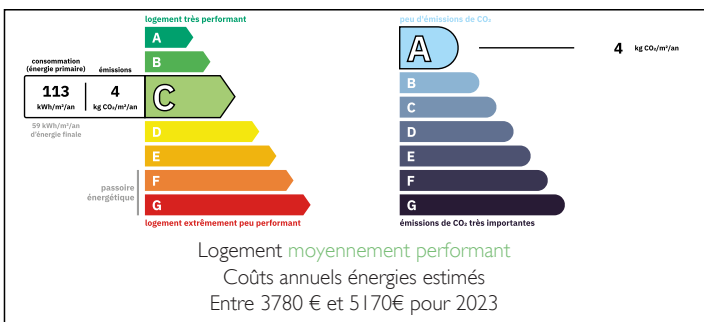
Discover this luminous and well-presented property, currently comprising a beautiful two bedroom ground floor apartment, a three bedroom first-floor apartment, and, with three additional bedrooms on the second floor, the possibility to create a third apartment.

Ideally situated near to Locminé, Pontivy, Josselin and thirty minutes to the edge of Vannes, this property is within walking distance of a bar, restaurant, supermarket, a bank, a pharmacy and more.

The ground floor is a luxury two bedroom apartment with large open-plan kitchen, living and dining area. The main bedroom has a private bathroom and dressing.

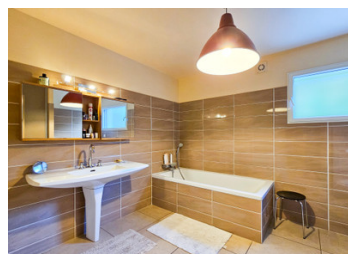
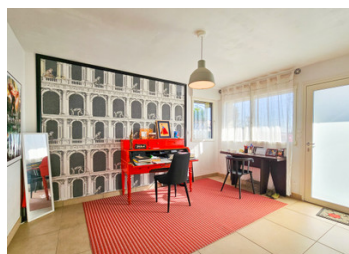
The second floor offers a beautiful three bedroom apartment with enclosed veranda and a second

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 habitation: EUR

NOTES

DESCRIPTION

This light bright and spacious family home offers multiple possibilities. Situated in Réguiny, just thirty minutes from the edge of Vannes, eighteen minutes from Pontivy and just fifteen from Locminé - the location is ideal.

The property currently comprises two separate living spaces with independent entrances, ideal for a family, multigenerational, or a rental project.

The ground floor comprises a luxurious two bedroom apartment, which impresses with its modern amenities. The large open-plan living and dining area also opens onto the fully equipped family kitchen. Bright thanks to large windows, contemporary in style, and very spacious, it also includes an entrance hall, two bedrooms (one of which has a large private bathroom and dedicated dressing room), a second shower room and a laundry room.

The second floor (with independent access) features an entrance hall, a beautiful living and dining room that stretches from the front to the back of the property, a fully fitted and equipped kitchen, a large, bright and enclosed veranda (with exterior staircase to the garden below), three lovely bedrooms (two with access to the enclosed veranda, the third with access to the open terrace), a bathroom and a laundry room.

The second floor (accessed via the same stairwell) currently offers a large bright living room, three bedrooms, a shower room and two attic/storage rooms. There is ample space for a corner or galley kitchen and an independent access could be created with a simple modification of the stairwell.

The entire property offers generous living...