

OFFER ACCEPTED Historic character house, three other houses and two private gardens, near Pontivy.

EXCLUSIVE



## INFORMATION

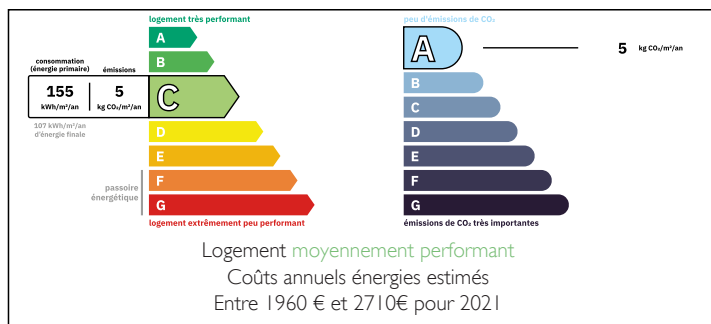
Town:	Pontivy
Department:	Morbihan
Bed:	9
Bath:	7
Floor:	251 m2
Plot Size:	1101 m2

## IN BRIEF

OFFER ACCEPTED A rare opportunity. Historic character property in the heart of a charming village centre 15 minutes from Pontivy. Consisting of a large four bedroom main house (including master suite), an attached two bedroom house, another semi-detached one bedroom house and another semi-detached two and a half bedroom house. With private parking for the main house. Extras include outbuildings and two beautiful private gardens complete with mature trees, lawns and flower borders. Hyper centre, amenities such as the village bakery and bar are a moments walk away.

Ideal for multi-generational living, gites, long term rentals, or for running residential courses. Noyal-Pontivy and Pontivy are a short distance and offer many shops, bars, restaurants, schools, banks, sports and healthcare facilities.

## ENERGY - DPE



More than 145 additional photos and a 3D virtual

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

OFFER ACCEPTED This is a rare opportunity to own a substantial character property, complete with two beautiful gardens in the heart of a lovely village near the large regional medieval and Napoleonic town of Pontivy in the centre of Brittany.

The main house is composed as follows. Entering from the courtyard there is a living room on the left with a granite fireplace housing a wood burning stove and there is a connecting doorway to the adjacent house. On the right is a family kitchen and near the staircase is a downstairs WC.

On the first floor you will note the original hand-cut wooden floorboards in the corridor leading to three lovely bedrooms, each with a clear view over the lovely front courtyard garden. There is a shared shower room/WC for the first two bedrooms, and a private shower room/WC for the third master bedroom.

On the second floor a surprise awaits, a stunning master suite with cathedral ceiling comprising a living area with wood burning stove, raised mezzanine bed area and private water room with bath/shower, WC and hand basin. This is a spectacular room and finishes the house off beautifully.

Adjoining the main house is a second house comprising on the ground floor an entry, storage cupboard, open plan living and dining area with fitted kitchen and areas of exposed stone for additional character. Upstairs via an open tread staircase is a landing, two nice bedrooms and a water room with shower/bath, WC and hand...

## LOCAL TAXES

Taxe foncière: 1369 EUR

Taxe habitation: EUR

## NOTES