

Beautiful recent four bedroom house and landscaped garden, finished to very high standards.

## EXCLUSIVE



## INFORMATION

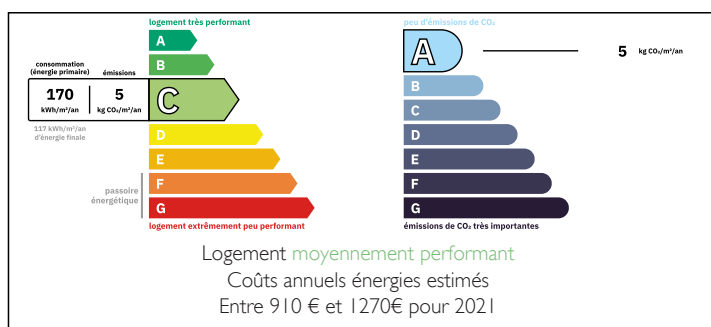
Town:	Rohan
Department:	Morbihan
Bed:	4
Bath:	4
Floor:	112 m2
Plot Size:	3450 m2

## IN BRIEF

This beautiful and impeccably presented four-bedroom house and garden, built in 2010 is ready to welcome you. Thoughtfully designed, this luminous and modern property sits on a large plot of land (constructible) and is surrounded by its garden. The high standard of finish is evident throughout, including high quality double glazing, Jotul wood burning stove, underfloor heating, fitted Schmidt kitchen, tarmacked courtyard, a detached insulated double garage with electric door and a fully enclosed landscaped garden.

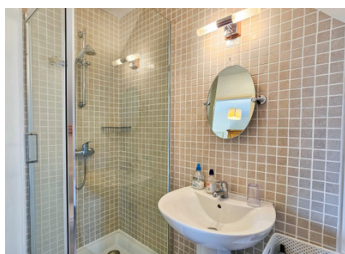


## ENERGY - DPE



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.



## DESCRIPTION

On the ground floor: entrance/living room/lounge (39 m<sup>2</sup>), fitted and equipped kitchen, 1 bedroom with shower room and sink, adjoining toilet.

Upstairs: a large bedroom with adjoining shower room and toilet, a bedroom with adjoining shower room and toilet, a bedroom with adjoining bathroom and toilet; Insulated attic above.

Detached insulated double garage (45 m<sup>2</sup>), two garden sheds, two terraces.

Adjoining building land, totaling 3450 m<sup>2</sup>.

Services: mains drainage.

Impeccable interior and exterior, double glazing. Very good general condition.

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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 foncière: 1080 EUR**

**Taxe habitation: EUR**

## NOTES