

Light, spacious four bedroom house with large garden and basement. Constructible land. Geothermal heating.



INFORMATION

Town:	Rohan
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	1648 m2

IN BRIEF

This light, bright, spacious and well presented house with large garden, vast basement and geothermal heating is situated in a quiet village close to beautiful Rohan.

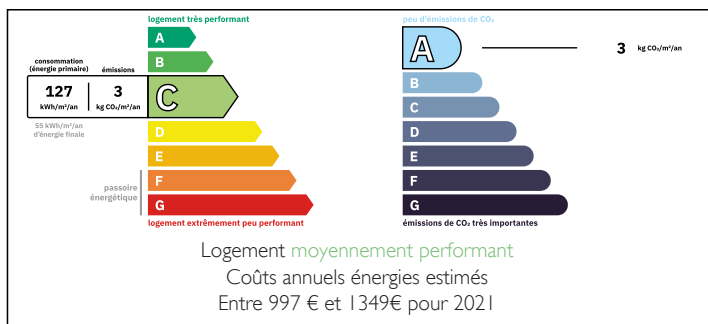
Entering via the front terrace there is a large living and dining room on the left, with an insert fire. On the right is an equipped kitchen with double doors leading to the terrace. In addition is a ground floor bedroom with ensuite bathroom and a separate WC. Upstairs are three more bedrooms and a family shower room with WC. There is double glazing and shutters throughout.

Below the house and terrace is a very large double garage with electric door and two large workshops.

There are two entrances for vehicles, front and rear. The front has an electric gate. The long garden has a separate garage. The land is constructible.

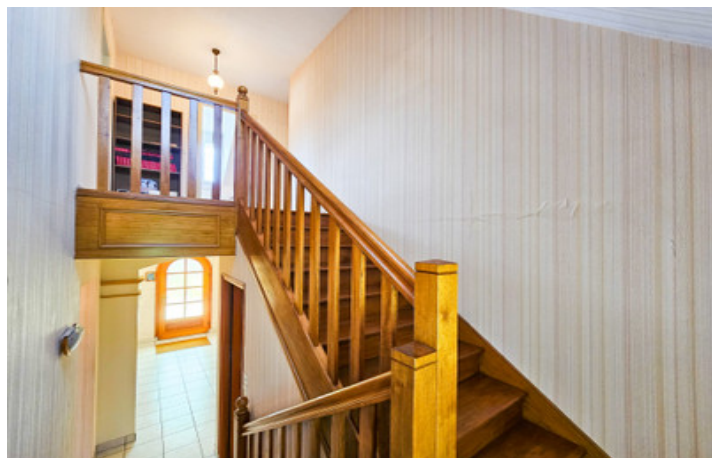


ENERGY - DPE



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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 is a pretty house, well built and with nice features throughout such as parquet flooring, a stained glass window in the kitchen, ceiling roses in the living room, large windows letting in lots of light, a solid wood staircase and a manicured garden.

Situated in a friendly village with nice neighbors this could be your new dream home in Brittany.

DIMENSIONS:

GROUND FLOOR:

LOUNGE: 33M2

KITCHEN: 16

BEDROOM: 12M2

BATHROOM: 4M2

FIRST FLOOR:

BEDROOM 2; 12M2

BEDROOM 3; 10M2

BEDROOM 4; 26M2

BATHROOM ;5M2

Rohan, a charming commune in the Morbihan department of Brittany, offers a blend of historical allure, natural beauty, and practical amenities, making it an appealing choice for prospective homeowners.

Real Estate Overview

Ownership: Approximately 80% of the properties are primary residences, indicating a stable and established community.

Lifestyle and Amenities

Population: Rohan has a population of around 1,650 residents, fostering a close-knit community atmosphere.

Location: Situated between Pontivy and Loudéac, Rohan is approximately 18 km east of Pontivy, offering a peaceful rural setting with access to urban amenities.