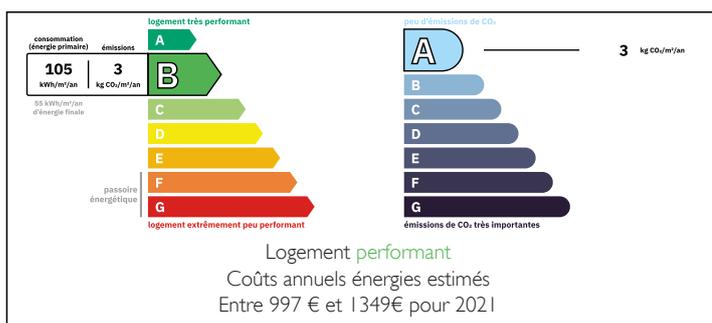


Light, spacious four bedroom house with large garden and basement. Constructible land. Geothermal heating.



ENERGY - DPE



INFORMATION

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

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.

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 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.