

Large well presented, detached 5 bedroom property close to lake and amenities

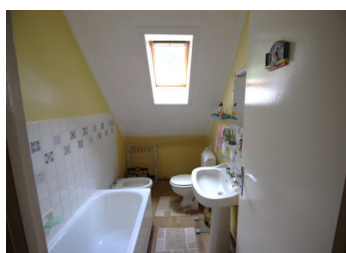
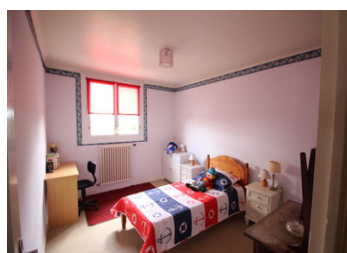
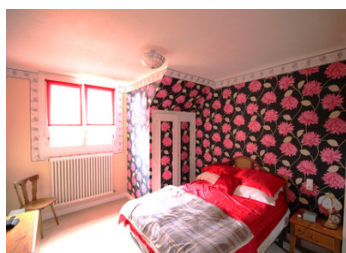
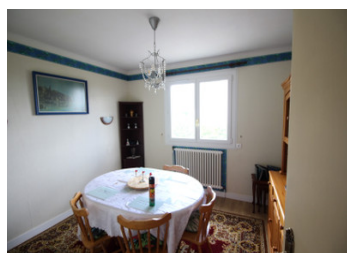


## INFORMATION

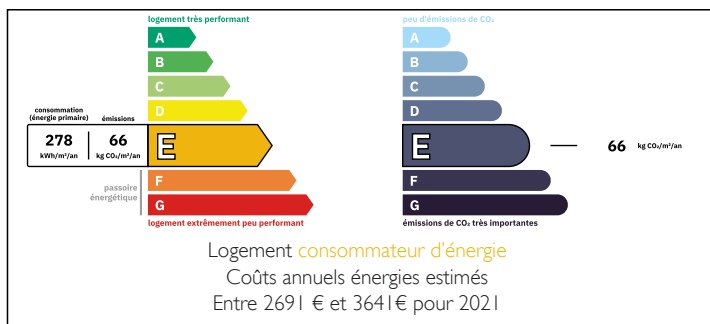
Town:	Saint-Aignan
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	120 m2
Plot Size:	1250 m2

## IN BRIEF

Beautiful detached family home, 5 bedrooms, two bathrooms not far from the lake of Guerledan, private gardens, garage, summer kitchen, laundry room, Oil fired heating. New kitchen and double glazing.



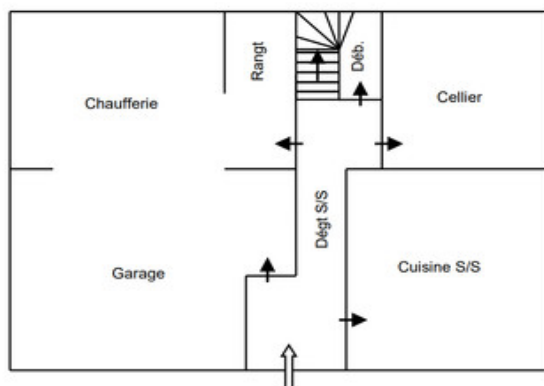
## ENERGY - DPE



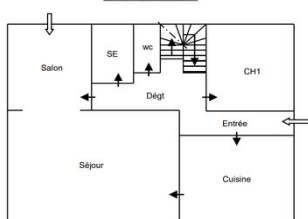
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

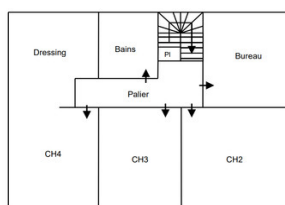
## SOUS-SOL



## REZ-DE-CHAUSSEE



## ETAGE



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entry by wooden door to:

GROUND FLOOR:

ENTRANCE HALL~ 3.7m x 1.65m ( 5.06m<sup>2</sup>)~

Tiled floors, radiator, doors leading to:

LOUNGE/ DINING ROOM~ 6m x 5.1m (30.6m<sup>2</sup>)

Open plan, wooden floors, woodburning stove, radiateurs, two double glazed doors with roller shutters to the front of the property.

KITCHEN~ 4.2m x 3.6m (15.12m<sup>2</sup>) A fully fitted

kitchen with built in oven, gas hob, extractor fan, plumbing for dishwasher, sink with double glazed

window with roller shutters overlooking front and the side of the property, lino floor covering, radiator.

BEDROOM1 ~ 3.1m x 3.5m ( 10.85m<sup>2</sup>) ~ double glazed window with electric roller shutters to front of property, radiator, laminate floor covering.

BATHROOM ~2.52m x 1.45m (3.65m<sup>2</sup>) Wash basin, with shower, radiator. WC, with double glazed window to the rear of the house,

BEDROOM 2~ 2.8m x 3.5m ( 9.8m<sup>2</sup>) Carpet floor covering, radiator, double glazed window with roller shutters to the front of the house.

BEDROOM 3 ~3.5m x 3.9m ( 13.65m<sup>2</sup>) Carpet floor covering, radiator, double glazed window with roller shutters to the front of the house.

BATHROOM ~2.6m x 1.6m (3.6m<sup>2</sup>) Wash basin, with shower, radiator. WC, with double glazed window to the rear of the house.

BEDROOM 4~ 3.9m x 2.9m ~ ( 10.88m<sup>2</sup>) laminate floor covering, radiator, double glazed window with roller shutters to the rear of the property.

BEDROOM 5~ 7.3m x 3.4m ( 24.84m<sup>2</sup>)~ laminate floor covering, radiator, double glazed window with roller shutters to the front and Velux window to the rear of the property....