

Grand stone house, four bedrooms, in quiet hamlet, with landscaped gardens and stream.



INFORMATION

Town:	Baud
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	2824 m2

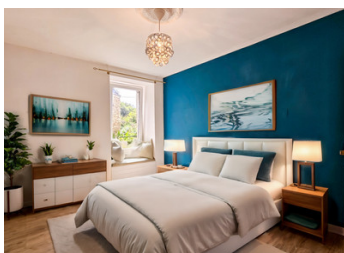
IN BRIEF

This grand stone mansion is located in a small and friendly hamlet in the quiet countryside a little to the north of the popular and dynamic town of Baud. Just nine minutes by car from Baud centre and twenty minutes from Pontivy.

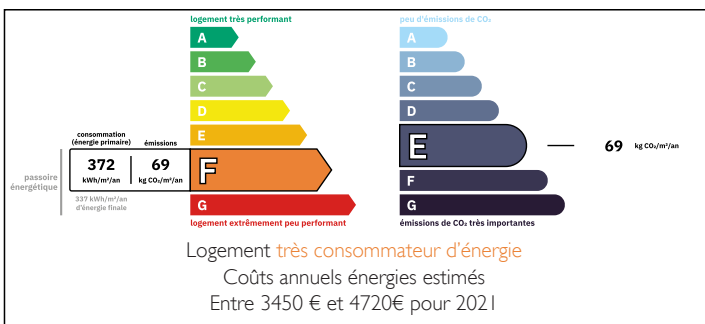
Extensively renovated, double glazed, this grand home has many interesting features including a south facing front terrace and an outdoor covered kitchen/BBQ area at the back, perfect for entertaining family and friends. There is also an area for a large above-ground swimming pool.

Living room with fireplace, equipped kitchen, four bedrooms, two bathrooms, W.C., three attic rooms, large workshop, stable, outdoor cooking area, two terraces and private parking.

Extensive gardens of approximately 2824m2 composed of flowering borders, lawns, several



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.



LOCAL TAXES

Taxe foncière: **803 EUR**

Taxe habitation: **EUR**

NOTES

DESCRIPTION

A large light living room with fireplace and well equipped kitchen are the first things you see. Sliding glass doors link the living room to the terrace outside. Further along the ground floor is the first of four lovely bedrooms in the house, a family bathroom and W.C. and a utility room. A door at the end of the corridor leads to a very big workroom and storage area, with direct access to the exterior and garden. Next to that is the former stable.

Upstairs there are three further large and luminous bedrooms, two with built in cupboards, all south facing. Further on there is grand shower room with walk in shower and a separate W.C.

Above this, accessed by a drop down ladder is the attic, divided into three rooms, currently used as storage, workroom and office. There is ample room to install a permanent staircase.

Extensive gardens of approximately 2824m² composed of flowering borders, lawns, several terraces and at the bottom a lovely stream provide ample opportunities to enjoy the calm and beauty of the surroundings.

GROUND FLOOR

Living Room - 24.45m²

Kitchen - 17.63m²

Hallway - 16.19m²

Bedroom 1 - 11.90m²

Bathroom 1 - 7.87m²

Utility Room - 10.38m²

FIRST FLOOR

Hallway - 11.13m²

Bedroom 2 - 10.72m²

Bedroom 3 - 12.28m²

Bedroom 4 - 11.27m²

WC - 1.74m²

Shower Room - 9.05m²