

Modern and luminous single-story house with 3 bedrooms in a quiet area, near shops and amenities.

EXCLUSIVE



## INFORMATION

Town:	Noyal-Pontivy
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	1200 m2

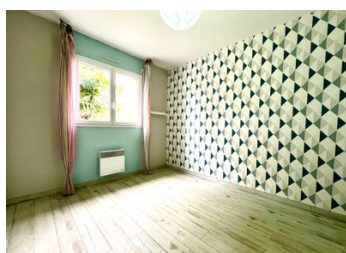
## IN BRIEF

Discover this single-story house located in the town of Noyal-Pontivy. This property offers an idyllic living environment, while being close to local amenities.

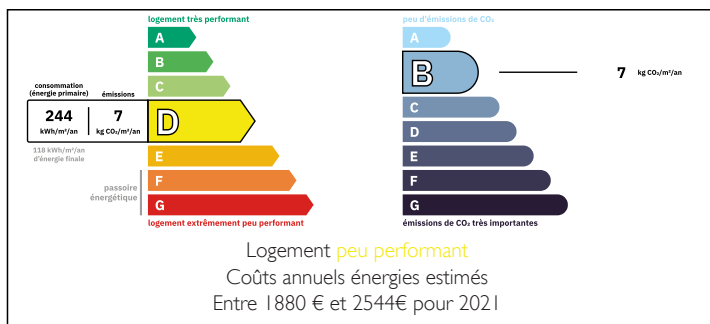
Upon entering, you will find a spacious and bright living and dining room, open to a modern kitchen, creating a welcoming living space. The house features three bedrooms, all equipped with built-in closets, an office, a laundry room, and a bathroom with a whirlpool bathtub.

Additionally, there is a large 95 m<sup>2</sup> basement, including a garage with two motorized doors.

This property requires no work and is ready to welcome you.

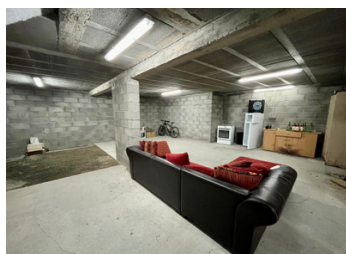
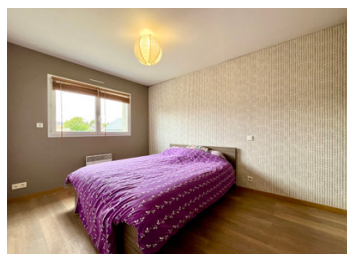


## ENERGY - DPE



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

Discover this 105m<sup>2</sup> single-story house set on a 1200m<sup>2</sup> plot. From the entrance, you'll find a spacious and bright living-dining room, fully open to a modern kitchen, creating a convivial living space. The living area is also equipped with a projector and an integrated home cinema system. The living room and master bedroom feature electric shutters, while the other rooms have manual shutters.

The house has three bedrooms, all equipped with built-in closets, providing practical storage solutions. There is also an office and a laundry room, offering additional functional space. The bathroom includes a whirlpool bathtub for relaxation, and the toilets are separate.

Comfort is ensured by an electric underfloor heating system, and the property is fully secured with surveillance cameras and a videophone to control access to the property. The exterior windows are double-glazed, ensuring good insulation.

Another highlight of this home is its large 95m<sup>2</sup> basement, which includes a garage with two motorized doors, providing ample parking for two vehicles and plenty of storage space.

Outside, you'll be charmed by the landscaped garden, featuring plant beds and shrubs, creating a lush, serene space. The two composite terraces, ideally positioned, invite you to enjoy sunny days. Additionally, the lawn area is equipped with a robotic lawnmower for easy and automatic maintenance.

The house is ideally located in Noyal-Pontivy, just a few minutes' walk from the town center. You'll find all essential amenities, such as shops, schools, and local services. Noyal-Pontivy offers a pleasant living environment, combining tranquility and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES