

**JUST REDUCED!** beautifully renovated 2/3 bedroom stone house, garden of 893m2, garage & a small stone building



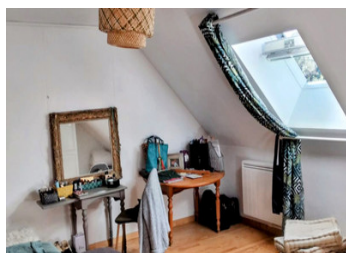
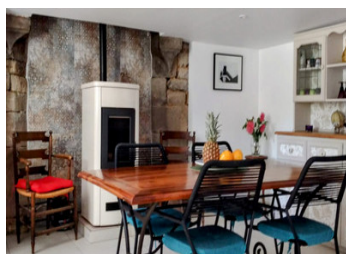
## INFORMATION

Town:	Ploërdut
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	893 m2

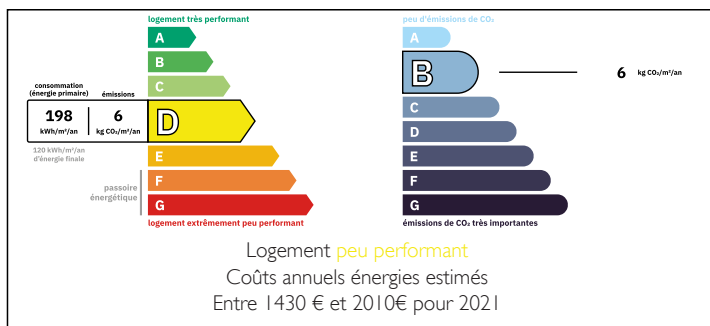
## IN BRIEF

Nestled in the heart of a peaceful hamlet at the end of a quiet cul-de-sac in Ploërdut, this charming stone house has been beautifully restored in 2022 and 2023, with a garden plot of 893m<sup>2</sup>, it includes a garage and a small stone outbuilding.

The house is located just 5.3 km from the center of Ploërdut, where you'll find a medical center, pharmacy, local shop, two bars, a post office, and an infant school. The historic town of Guémené-sur-Scorff, offering a wider range of amenities, is only 12 km away.



## 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:** 328 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

### Ground Floor:

A spacious open-plan fitted and equipped kitchen/diner (approx. 29.10m<sup>2</sup>) featuring a pellet stove.

A laundry room with a WC. (approx. 3.80m<sup>2</sup>)

A cozy living room (approx. 31.64m<sup>2</sup>) with a modern double-combustion wood stove.

### First Floor:

A corridor leading to two generously sized bedrooms (approx. 23.89m<sup>2</sup>, 16.49m<sup>2</sup>).

A stylish bathroom with an Italian shower and WC (approx. 53.15m<sup>2</sup>).

3rd bedroom or an office (approx. 16.49m<sup>2</sup>), perfect for remote work or as a study space.

### Exterior:

A garden located opposite the house.

A 35m<sup>2</sup> stone outbuilding with electric.

A second stone outbuilding of approximately 51m<sup>2</sup>, currently used as a garage.

### Key Features:

Recently completed renovations (2022-2023), including updated electrics, PVC tilt-and-turn windows with integrated blinds, a stainless steel hook roof, and VMC ventilation.

Modern heating solutions, including a pellet stove, a new-generation double-combustion wood stove, and energy-efficient radiators.

A septic tank compliant with current standards.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>