

A spacious 5/6-bedroom property located in the heart of a village with 1-bedroom apartment awaiting completion

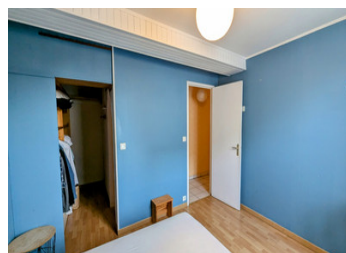


## INFORMATION

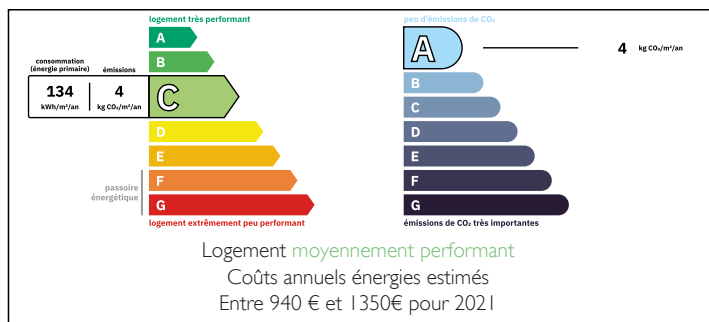
Town:	Ploërdut
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	137.62 m2
Plot Size:	60 m2

## IN BRIEF

A spacious 5/6-bedroom property located in the heart of a charming village, offering convenient access to local amenities. The property also includes a 1-bedroom apartment awaiting completion, providing excellent potential for additional accommodation or rental income. Complementing the living space is a manageable 60m<sup>2</sup> garden, perfect for outdoor relaxation or easy maintenance.



## 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:	750 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

The property offers a spacious layout with versatile living spaces and an attached apartment, perfect for extended family or rental potential.

Main House, Ground Floor:

Entrance Hall: Welcoming space leading to all ground-floor rooms.

Lounge (approx. 20.97m<sup>2</sup>): Features a cozy wood burner, ideal for relaxing evenings.

Door to Attached Apartment: Provides direct access, offering flexibility of use.

Fully Fitted "L" Shaped Kitchen/Diner (approx. 10.90m<sup>2</sup>/6.50m<sup>2</sup>): A practical and inviting space for cooking and dining.

First Floor:

Spacious Landing: Provides access to all first-floor rooms.

Bathroom (approx. 7.95m<sup>2</sup>): Equipped with both a bath and shower.

Bedroom 1 (approx. 12.44m<sup>2</sup>): Bright and airy with ample space.

Bedroom 2 (approx. 10.75m<sup>2</sup>): Features built-in shelving surrounding the bed, adding charm and functionality.

Bedroom 3 (approx. 9.50m<sup>2</sup>): Includes a convenient dressing room (approx. 2.55m<sup>2</sup>).

Second Floor:

Small Landing: Leading to the upper-level rooms.

Bathroom (approx. 6.80m<sup>2</sup>): Includes a bath for added comfort.

Bedroom 4 (approx. 13.95m<sup>2</sup>): Generously sized and full of potential.

Bedroom 5 (approx. 14.50m<sup>2</sup>): Equally spacious with plenty of natural light.

Small Office/Bedroom (approx. 4.86m<sup>2</sup>): Perfect for a home office or extra bedroom.

Attached Apartment

The apartment can be accessed either from the main house's hall or via its own separate entrance through a shared access point.

Ground Floor:

Hallway: Leads to all rooms in the apartment.

Kitchen/Diner/Lounge (approx. 14.95m<sup>2</sup>):

Renovation has been started but requires finishing,