



Ref: A35059|AM56

Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

#### Detached, gated, town property, 3 bedrooms, outbuildings and garden



# INFORMATION

Town: Ménéac

Department: Morbihan

Bed: 3

Bath: 2

Floor: 84 m2

Plot Size: 810 m2











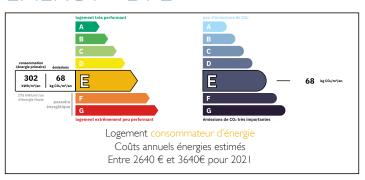


#### IN BRIEF

A rare find! This is a gated property situated on the edge of Meneac, within walking distance of the medical centre, pharmacy, shop and bar/restaurant. It has all the benefits of living in a town but is away from the main road.

The current owners have owned the property for many years and have added full double glazing plus a fabulous conservatory with sunny patio. The garden is secure and includes vegetable plots, fruit trees and various outbuildings.

## **ENERGY - DPE**



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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.





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### LOCAL TAXES

Taxe habitation: EUR

## **NOTES**

#### DESCRIPTION

As you enter the property there is a tarmac drive leading to the house. Directly ahead is the large garage with a workshop and an additional I room stone property behind.

On entering the house you arrive in the kitchen/dining room.  $(5.654 \times 4.997)$ 

A lovely bright room with a pellet burner and oak fitted kitchen.

Through the kitchen you access the conservatory which was added in 2017. (3.910  $\times$  5.758) This area has electric shutters which can be shut individually or all at once. Fully opening glass doors lead to the decking area which is non-slip composite decking. (3.101  $\times$  6)

Also on the ground floor is another room, currently being used as a bedroom but could be additional lounge space ( $2.9 \times 3.469$ ) with views over the garden. Adjacent is a bathroom with shower, toilet and sink ( $2.123 \times 1.853$ )

On the first floor there are 2 bedrooms both with fitted storage in the eaves.

Bedroom I -  $(1.585 \times 1.845 \text{ plus eaves})$ 

Bedroom 2 - (2.980 x3.534 plus eaves)

Bathroom with toilet, shower and sink -  $(1.585 \times 1.845)$ 

Sous-sol (basement) The property has a large basement housing the oil tank and boiler plus the hot water tank. There is also a laundry area with room for a washing machine and tumble dryer.  $(5.340 \times 5.132)$ 

A lovely feature is the wine store ( $2.520 \times 2.308$ ) which is all set up and ready to fill.

Outside there is a large garage  $(4.172 \times 7.683)$ A little stone house/summer...