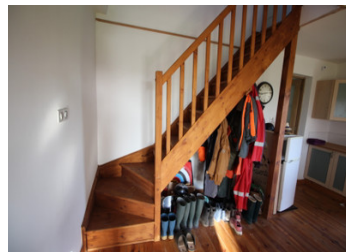


Fantastic stone 4 bed, three bathroom house surround by almost 10000m2 NEW FOSSE



## INFORMATION

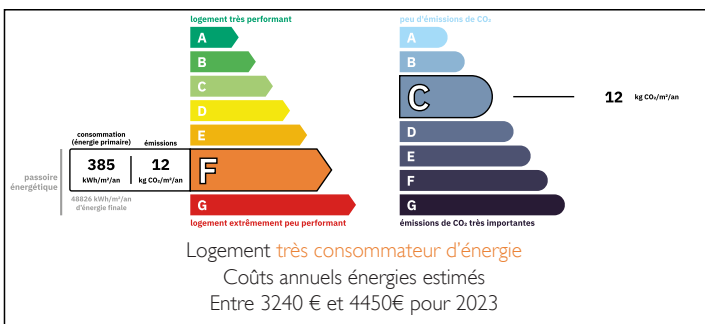
Town:	Kergrist
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	9540 m2



## IN BRIEF

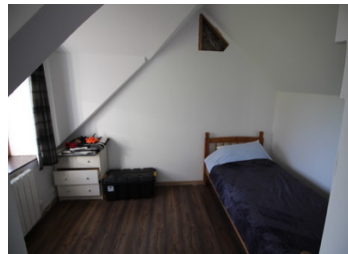
Easy to access, light stone property, fitted kitchen, new bathrooms, roof, fosse and wood burning stove. Close to lake de Guerledan, 20 mins from Pontivy and 20 mins from Loudeac.

## 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

HOUSE Entry by wooden glazed door to:

GROUND FLOOR:

OPEN PLAN KITCHEN / DINING~6.2m x 4.8m ( 29.76m<sup>2</sup>)

A fitted kitchen with range oven, sink, dishwasher , and dining area, tiled floors, exposed beams, double window to south, patio doors to the west side. Stairs leading to bedroom 3 and Bedroom 4, Door off leading to;

LOUNGE~ 6.2m x 4.9m ( 30.38m<sup>2</sup>) exposed beams, double glazed doors opening onto the south face, wood burning stove, tiled floors, door leading to;

BEDROOM1 ~ 3.6m x 4.5m ( 16.2 m<sup>2</sup>) Tiled floor covering , double glazed window with shutters to rear.

Inner entrance hall with plumbing for washing machine, glazed door to front of property.

BEDROOM 2 ~ 3.5m x 3.4m ( 11.9 m<sup>2</sup>) Tiled floor , double glazed window with shutters to front.

SHOWER ROOM ~ washbasin, shower, tiled floor, double glazed window.

WC

FIRST FLOOR ~ Access to bedroom 3 and 4 via the stairs in the kitchen.

Landing area leading to:

BEDROOM 3 ~ 4.1m x 3.5m (14.35m<sup>2</sup>) laminate flooring, area for desk with double glazed dormer window to front, second double glazed window ensuite shower room with shower, wc and washbasin.

BEDROOM 4~ 5.5m x 4m (22m<sup>2</sup>) laminate flooring, area for desk with double glazed dormer window to front, second double glazed window ensuite shower room with shower, wc and washbasin.

OUTSIDE SPACE land to all sides with bushes, flowers , gravel parking area, a small private terrace off the patio doors in the kitchen, beyond land bordered by...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES