

Charming 1.5 bed stone country cottage and lovely mature garden in Kergrist near Pontivy.

EXCLUSIVE



## INFORMATION

Town:	Kergrist
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	510 m2

## IN BRIEF

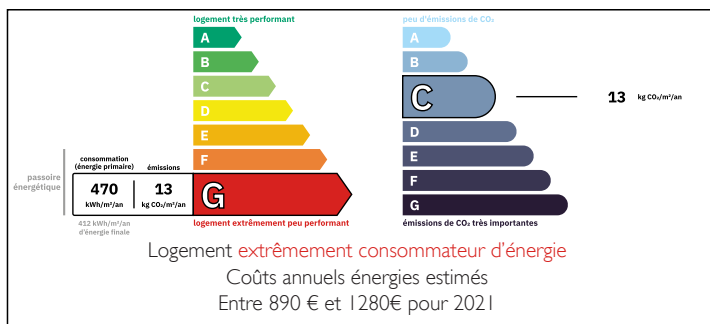
This pretty stone house dating from the 1920's is located in a small hamlet neat the village of Kergrist and close to the vibrant regional town of Pontivy. Kergrist is just a two-minute drive away and has a popular bar and restaurant and a small weekly market. Nearby Pontivy has all the shops, commerces, culture and amenities befitting a large town.

On the ground floor is a large an open plan living and dining room with wood burning stove and two glazed French doors overlooking the garden. A functional kitchen, utility area and shower room with WC complete the ground floor. Upstairs is a mezzanine bedroom, a second small room that can accomodate a single bed and a bathroom with WC.

The sunny garden contains a lawned area, fruit trees, flower and herb borders and is a lovely place to...

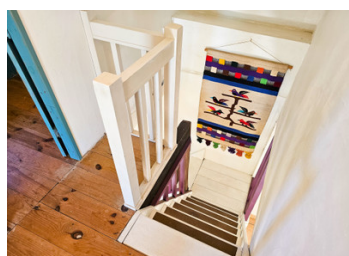


## ENERGY - DPE



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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.



## DESCRIPTION

With exposed beams and original stone walls, this lovely cottage could be a perfect first home or holiday home. The main living area on the ground floor is flooded with light in the afternoon. The enclosed garden is situated at the front of the house and gives privacy thanks to mature hedges and trees (including fruit trees, and a herb border). At the back is a small graveled yard which could be another seating area.

Parking is currently at the side of the property, accessed via the entrance to an adjacent field. A future owner may wish to create a new entry from the road at the bottom of the garden.

An added bonus is that the fosse septique septic complies with current standards.

The beautiful and popular Lac de Guerlédan is just fifteen minutes drive away and offers such attractions as the lakeside beaches, bars, restaurants, walking and hiking, horse riding and of course water-sports such as canoeing, water-skiing, sailing and swimming.

Kergrist and Pontivy are two charming locales in the Morbihan department of Brittany, each offering unique attractions:

### Kergrist

- A pretty village: With bar, restaurant, small weekly market and a car garage.
- Natural Surroundings: The area is known for its lush countryside, providing opportunities for walking, cycling and enjoying the natural landscape.

### Pontivy

- Château de Pontivy: An impressive castle dating back to the 15th century, with its well-preserved architecture and scenic views overlooking the town.
- The Canal de Nantes à Brest: A picturesque waterway perfect for walking, cycling,...

## LOCAL TAXES

**Taxe foncière: 391 EUR**

**Taxe habitation: EUR**

## NOTES