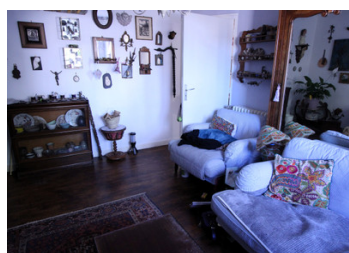
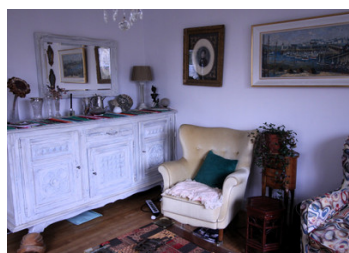


A lovely townhouse situated on a quiet residential street with a good sized garden.

EXCLUSIVE



INFORMATION

Town:	Gourin
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	426 m2

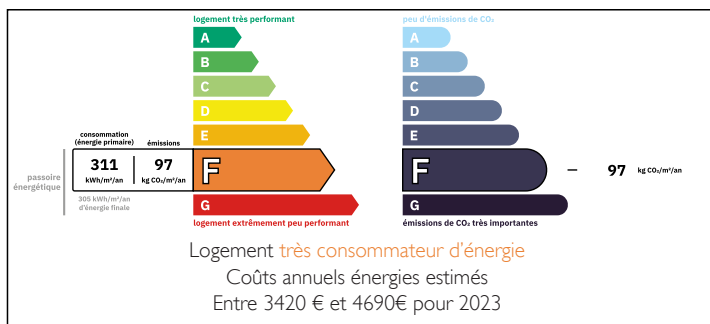
IN BRIEF

This well maintained and interesting property would make an ideal permanent or holiday home. Situated within walking distance of all daily amenities in this popular town, with great schools and its twice weekly market, the property offers flexible accommodation over 3 floors. Currently, on the floor at street level, there is a kitchen, dining room, sitting room and bathroom with separate WC. A doorway, currently closed, could be reopened to connect the kitchen with the dining room.

Upstairs there are 2 double bedrooms, a shower room, and a useful landing space. The loft space above is asking to be converted into more accommodation!

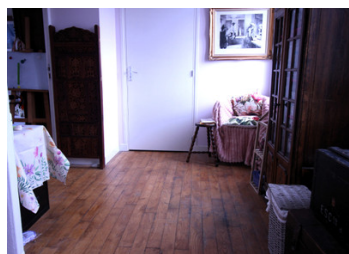
At garden level, there is a large room with a door to the good sized, enclosed garden. This room would make an ideal studio or office for those wanting to work from home or crafting enthusiasts....

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: 970 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Property description (all measurements are approximate):

Street level:

Sitting room with dual aspect windows - 15.70m².

Fitted and equipped kitchen with door to dining room (currently closed) - 11.6m².

Dining room with built-in cupboards - 14.93m² at widest part.

Entrance hall with built-in cupboard.

Bathroom with bath, separate shower, hand basin and plumbing for dishwasher - 5.09m².

Separate WC.

Upstairs:

Landing with door to loft space - 6.53m².

Bedroom with range of built-in cupboards - 11.03m².

Bedroom - 10.51m².

Shower room with shower, hand basin and WC - 2.77m².

Loft space: 24.07m² at floor level.

Garden level:

Boiler room with hot water tank, fuel tank and fireplace (currently closed) - 28.57m².

Laundry area with plumbing for automatic washing machine with a separate, walk-in storage cupboard to one side.

WC with new macerator toilet and handbasin.

Garden room with door to back garden - 23.22m².

Outside:

2 stone/brick built garden sheds with electricity.

2 garages, each of approximately 18m², of which one is not at the main property but a short distance away.

Distances (all approximate):

Le Faouët - 16.3kms.

Spézet - 11.5kms.