

Plumelec Delightful semi-detached cottage with 3 bedrooms and 3 Bathrooms set in a peaceful small hamlet.

EXCLUSIVE



## INFORMATION

Town:	Plumelec
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	108 m2
Plot Size:	1473 m2

## IN BRIEF

The property is sold fully furnished and is in very good habitable condition and well maintained by the current owners.

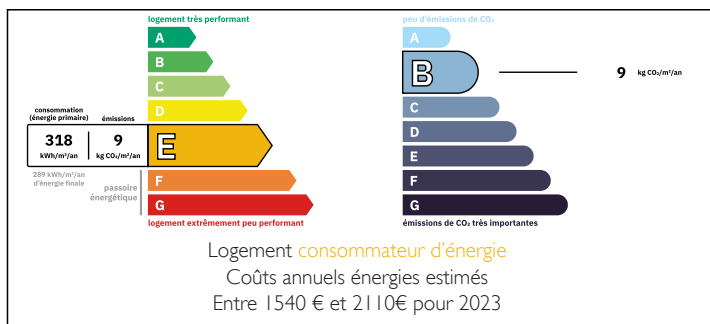
Spacious fitted kitchen with dining area.

Ideal as a family home and or holiday home with 3 double bedrooms , each with their own shower room and wc. One of the bedrooms and shower rooms-wc is on the ground floor.

Double Glazing, wood burner, cellar, large garden directly adjacent.

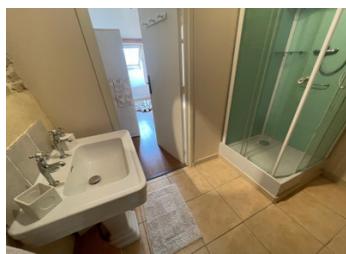


## ENERGY - DPE



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

Interior comprising of, on the ground floor - living room with wood burner, a fitted kitchen with dining area, a double bedroom with en-suite shower room-wc. Access to rear terrace.

First floor comprising of, landing area serving two double bedrooms, each with their own shower room-wc.

Cellar. Large garden directly adjacent.

Distances :

4 km Plumelec and local shops.

7km Serent local shops and supermarket.

18km Josselin medieval market town and chateau

35km port and medieval Town of Vannes and TGV station .

40km Coast and Beaches

87km Rennes Airport

120km Dinard Airport

143km Nantes airport

158km Saint Malo

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES