

Ref: A36154DEM56

Price: 340 000 EUR

agency fees to be paid by the seller

Stunningly renovated three bedroom stone house with garden, outbuildings and lovely views, near Rohan.



# INFORMATION

Town: Rohan

Department: Morbihan

Bed: 3

Bath: 3

Floor: 162 m<sup>2</sup> Plot Size: 5754 m<sup>2</sup>









Discover this superb stone house, renovated in 2012 with quality materials, attention to detail and original character throughout, a real dream home.

The ground floor comprises a stunning fully equipped kitchen and dining area with wood burning stove, a grand living room with wood burner and space for a snooker table, and a media room with wood-burner.





Upstairs there are two bedrooms (one ensuite), a shower room with WC and a third master bedroom with ensuite, exterior balcony overlooking the terrace below and countryside beyond.

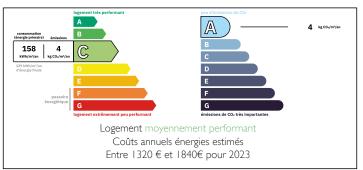
Outside is a beautiful paved terrace with covered dining area and far reaching views beyond.

The fully enclosed garden has two entries, an open hangar with attached workshop and a second

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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.

## energy - dpf







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## LOCAL TAXES

Taxe foncière: 1087 EUR

Taxe habitation: EUR

## **NOTES**

### DESCRIPTION

Beautifully renovated throughout, this large stone house set in private enclosed gardens has benefited from quality materials, superb attention to detail and is full of original character throughout, a real dream home quite unlike anything else in the area.

Conveniently situated just two kilometres from the charming village of Rohan, and the picturesque Nantes-Brest Canal, and just a short drive from the large regional town of Loudéac, this property is nevertheless situated in a quiet hamlet, set back from the road and feels entirely private.

#### Property highlights:

Ground Floor - The ground floor comprises a fully equipped kitchen with a mix of tiled and solid wood flooring, is well equipped with quality cabinetry and features a lovely dining area with the added ambiance of a wood burning stove. There is also a grand living room with a second wood burner, tiled floors, exposed beams, space for a billiard table and wide fully glazed doors opening onto the beautiful exterior terrace. A second living room with a third wood burning stove is currently used as a library/media room and has wonderful original wood floors, more exposed beams and has been painted a rich green colour ensuring a warm and cosy room in which to spend time, particularly in the evenings. A useful WC near the staircase completes the ground floor.

First Floor - Upstairs via the light and bright character solid wood staircase you arrive on a landing complete with Minstrels gallery overlooking the entrance below. There are...