

Detached stone house, 4 bedroom with garden and well

EXCLUSIVE



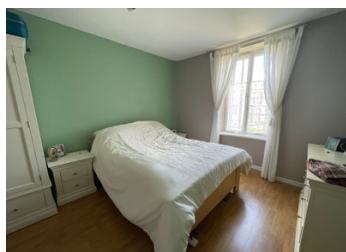
INFORMATION

Town:	Brignac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1136 m2

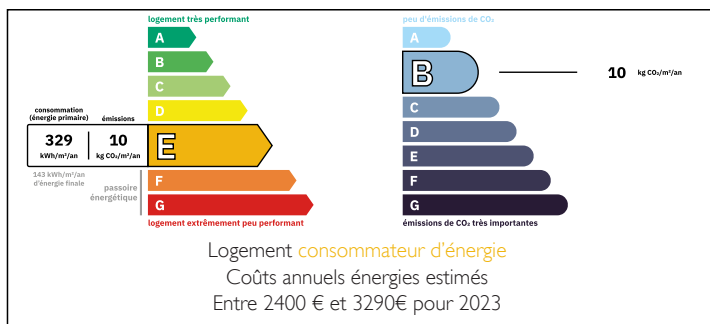
IN BRIEF

Such a pretty house in the heart of Brittany. The gardens are so colourful throughout the seasons, there are plenty of seating areas, perfect for entertaining friends.

Situated in a friendly village between two larger towns where you will find all the amenities - supermarkets, doctors, pharmacies, restaurants and bar/tabacs.



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

The property is gated with room to park cars or a motor home plus turning space. From the gate is a path leading to the front door which enters into a living room and dining area with the open plan kitchen to the right (4.818 x 8.749). This area has stone flooring and is a bright, sunny room.

At the rear down a couple of steps is a large bathroom with bath, shower, sink. This room also houses the washing machine (2.945 x 3.311) Separate WC (1.86 x 0.884). From the kitchen is a door to the rear garden.

Upstairs on the first floor there are three good sized bedrooms:

Bed 1 (2.751 x 5.197)

Bed 2 (2.888 x 3.988) currently being used as an office

Bed 3 (3.988 x 3.177)

On this floor there is also a shower room with WC and sink (1.482 x 1.768)

On the second floor there is a large wood clad bedroom (6.447 x 2.908) plus a dressing room (1.937 x 2.908)

All the windows are double glazed, there are electric heaters and an individual fosse.

The garden is mainly laid to lawn with a lined, gravel path leading to a summer house (2.907 x 5.42). Adjacent to the house is a room which houses freezers and the hot water tank (1.261 x 3.505) and leads to the workshop (5.457 x 2.913)

If you would like to see if this lovely house would suit you, please contact me to arrange a viewing.

Information...

LOCAL TAXES

Taxe foncière: 436 EUR

Taxe habitation: EUR

NOTES