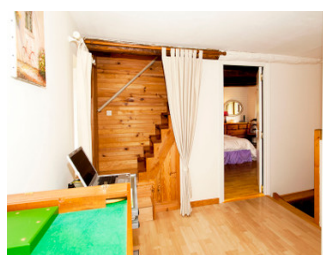


Pretty, semi detached 4 bedroom cottage, peaceful location and idyllic garden.



INFORMATION

Town:	Brignac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	980 m2



IN BRIEF

Brignac is a small village with a lovely community. Close to Ploermel, Merdrignac and Josselin, beaches are under an hour away whether you choose the north or the south coastlines. Easy access to the UK - Roscoff is 2 hours, St Malo just over an hour away. The fabulous cities of Rennes and Dinan are each less than an hour's drive from this pretty house.

This house is hidden away in a quiet location with a fabulous enclosed garden, the perfect spot to sit and listen to the birds singing sweetly.

ENERGY - DPE

DPE not required.

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 cottage is semi-detached and in a quiet corner of the village. It has private, enclosed parking on a gravel drive. You enter the house through the front door into the open plan kitchen, lounge and dining room. On this floor there is also a bathroom and separate WC. At the back there is a door leading to the fantastic covered terrace, just the perfect place for dining alfresco. The current owners have successfully grown numerous vegetables and have raised chickens.

Dimensions of rooms:

Kitchen/lounge = 4.703 x 5.828m

Dining room = 3.630 x 2.478m

Bathroom with bath, sink, washing machine = 1.716 x 1.982m

Separate WC = 1.17 x 0.827

Upstairs to 1st floor

Bedroom 1 - double aspect = 5.229 x 4.370m

Bathroom = shower, WC, bidet, sink = 2.566 x 3.435m

Landing area/office = 2.717 x 1.660m

Staircase up to 2nd floor

Bedroom 2 - 1.787 x 3.529m plus eaves with velux

Bedroom 3 - 3.522 x 1.528m plus eaves

WC and sink - 1.630 x 0.705

Bedroom 4 - 2.968 x 3.237m

More photos available, book a viewing today.

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