

6KM Beaches Character early 20TH century stone house in the delightful riverside village of Le Bono and Port



## INFORMATION

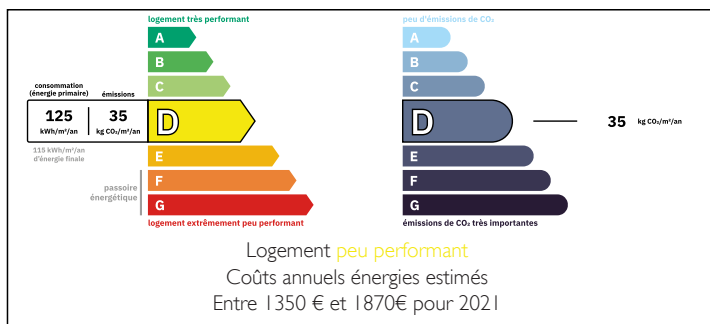
Town:	Bono
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	134 m2
Plot Size:	131 m2

## IN BRIEF

The property is to be sold fully furnished  
Local shops and restaurants at proximity .  
Lovely riverside walks and surrounding landscape.  
The habitation has undergone a full and thorough renovation on 4 levels since 2005.  
Ideal as a family home , holiday home or a seasonal rental business .  
There are separate living areas on 3 floors with bedrooms and bathrooms.  
Mains drainage. Fuel central heating with Weissman boiler.  
South West facing balcony, terrace and small garden .

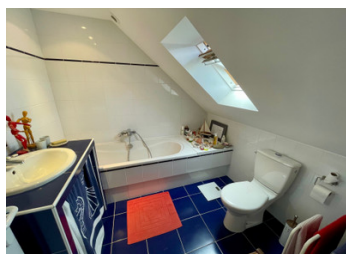
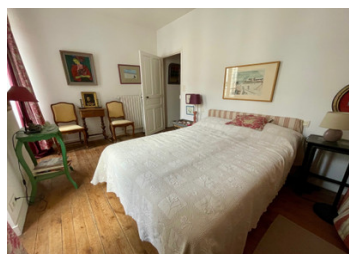


## ENERGY - DPE



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

Early 20th century, 4-storey stone house comprising, on the ground floor:

an entrance hall, an equipped kitchen, WC, a lounge opening on to a balcony - south west facing.

On the garden basement level: a bedroom-lounge opening on to a terrace and garden, a shower room-WC, a boiler room.

On the first floor: a landing, two bedrooms, a shower room, WC.

On the second floor: a small salon- bedroom, a study area, bathroom/wc.

The property is sold furnished .

A Small enclosed garden facing south-west

Distances :

Beaches from 6KM

Auray 6KM

Larmor Baden 8KM

Vannes 16KM Town and TGV

Camac 20KM

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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