

Modernised 4 bed home & jacuzzi & garage. Enclosed garden, walking distance from village & beaches 15 minutes.



INFORMATION

Town:	Nivillac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	1353 m2

IN BRIEF

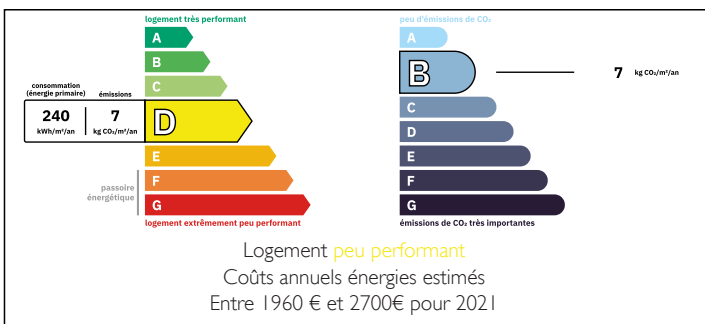
GROUND FLOOR

Entrance hall leading onto lounge-dining room with woodburner
 Recently installed equipped, fitted kitchen
 Bedroom 1, currently used as a home office
 WC & hand basin
 Utility room

FIRST FLOOR

Landing
 Bedroom 2
 Bedroom 3
 Family shower room
 Principal bedroom with inbuilt wardrobes & ensuite bathroom which includes a rolltop bath, walk in shower & WC

ENERGY - DPE



OUTBUILDINGS

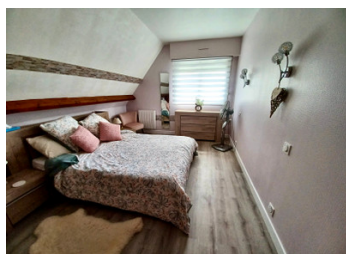
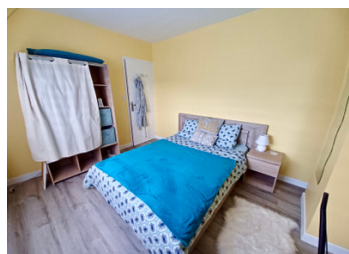
NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract 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.

Large terrace and decking area

Open air jacuzzi

Summer kitchen area



DESCRIPTION

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

LOCAL TAXES

Taxe foncière: 830 EUR

Taxe habitation: EUR

NOTES