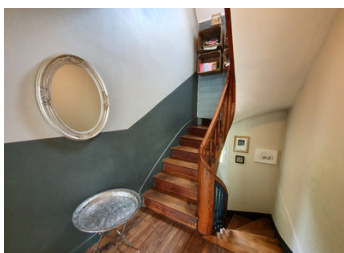


OFFER ACCEPTED Stylishly decorated townhouse, with beautiful garden and canal access.



INFORMATION

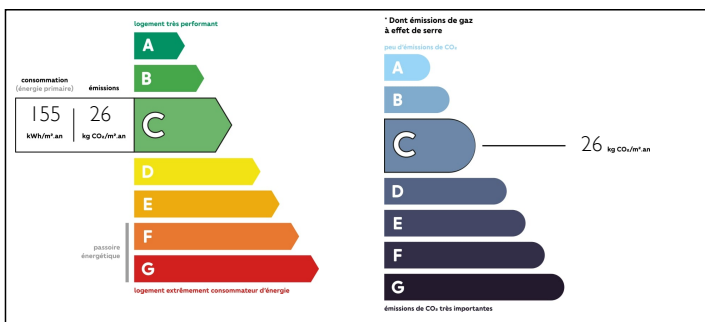
Town:	Pontivy
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	86.56 m2
Plot Size:	331 m2



IN BRIEF

OFFER ACCEPTED A tastefully decorated and well maintained town house within easy walking distance of the shops, restaurants and commerces of Pontivy. Private rear garden with raised deck and access directly onto the towpath of the Nantes-Brest canal. The house has double glazed windows throughout. It is connected to mains drains and has mains gas central heating. Quality fitted Schmidt kitchen with breakfast bar. Spacious and light sitting room with dining area. Two double bedrooms and a shower room on the first floor and a further large bedroom or studio space on the second floor which has plumbing for a shower or a bath. The main routes north-south and east-west are easily reached from the house. The furnishings can be negotiated if desired.

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.



LOCAL TAXES

Taxe foncière: 700 EUR

NOTES

DESCRIPTION

OFFER ACCEPTED Basement : 4.67 x 2.75m. Wooden floor, insulated ceiling, gas central heating boiler, plumbing for washing machines.

Ground Floor :

Entrance - leading into the sitting room - 5.00 x 4.60m. Double glazed windows to the front, sealed wooden floor, modern wood pellet burner, radiator. WC: 0.87 x 1.18m, no window.

Kitchen - 3.45 x 2.75m. French windows leading to the deck and the garden. Small door giving direct access to the cellar. Fitted Schmidt kitchen, high quality and in excellent condition.

First Floor :

Bedroom 1 - 3.30 x 3.40m. Fitted wardrobes, radiator, double glazed window, old fireplace.

Bedroom 2 - 2.81 x 3.17m. Fitted wardrobes, radiator, double glazed window, old fireplace.

Shower room - 3.00 x 1.65m, walk in shower, WC, wash hand basin, heated towel rail, double glazed window.

Second Floor :

Landing - 1.87 x 1.37m

Feature glazed panels and door leading to :

Bedroom 3 - 5.00 x 4.80m. 2 x Velux wooden double glazed windows. Corner bath, fitted wardrobes and shelving.

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