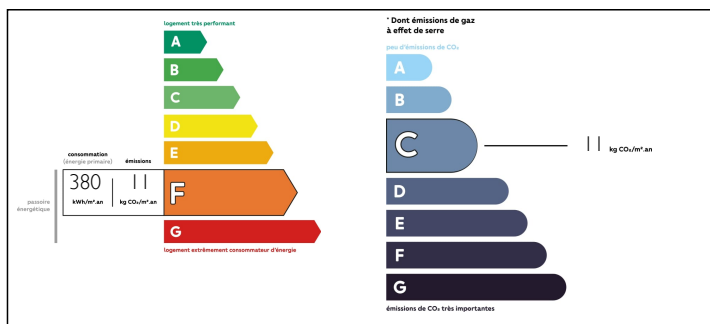


- Beautifully renovated 1-2bedroom, 2 bathroom cottage with a garden. In the countryside.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

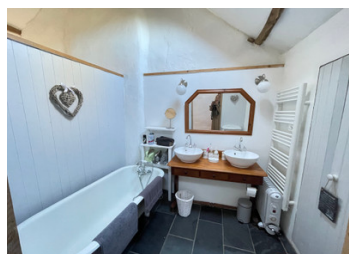
|             |          |
|-------------|----------|
| Town:       | Brignac  |
| Department: | Morbihan |
| Bed:        | 2        |
| Bath:       | 2        |
| Floor:      | 90 m2    |
| Plot Size:  | 1300 m2  |

## IN BRIEF

Situated in the heart of the Brittany countryside but with the coast and a port within an hour. Main town of MAURON is 5 minutes drive. Beautifully renovated cottage. Perfect lock and leave or permanent home. Entrance to the lounge with exposed beams, wood burner and tiled floor. and double glazed windows. Space for a dining table. The kitchen is shaker style with modern appliances built in and a solid wood work surface. The hallway has access to the garden with a ground floor shower room and wc. The second ground floor room could be a bedroom or a dining room. The bespoke staircase opens to a mezzanine with space for a small bureau. Pine wooden floors lead to a large double height master suite with exposed beams and two double glazed windows. The large en suite is tiled with double wash basins and a roll top bath and electric towel rail. The...

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 house has a covered terrace for afternoons in the sunshine, a garden shed and off road parking with a good size fenced garden and a 1000m<sup>2</sup> plot of land across the lane.

DIMENSIONS;

LOUNGE: 24M2

KITCHEN: 16M2

LOUNGE 2 BEDROOM: 19M2

SHOWER ROOM: 3M2

BEDROOM 2; MASTER SUITE WITH EN SUITE:  
26M2

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

## NOTES