

Stone 3 bedroom character house in the heart of a mediaeval town, voted France's favourite 2016 famed for its Christmas festival. This is a perfectly located holiday...



INFORMATION

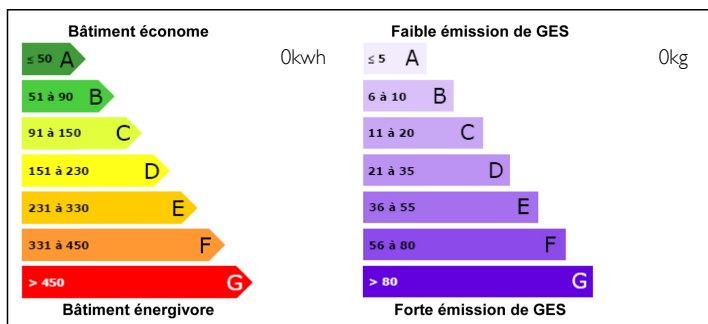
Town:	ROCHEFORT EN TERRE
Department:	Morbihan
Bed:	1
Bath:	3
Floor:	65 m2
Plot Size:	163 m2



IN BRIEF

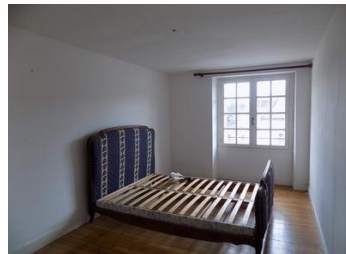
A pretty stone house with lots of potential in a highly sought after location. Putting it head and shoulders above the competition are the position set back from the road, the integrated garage and attached garden.

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

GROUND FLOOR

Kitchen-diner

Shower room with WC, shower cubicle, wash basin & vanity unit

Bedroom 1

Bedroom 2

Lounge with woodburner

LOWER FLOOR

Entrance hall

Bedroom 3 with functioning open fireplace

WC with hand basin

Garage

Storage room/wine cellar

Due to the split level arrangement, with entrances on the lower floor and ground floor, the living accommodation is very flexible. The room described as a bedroom on the lower floor could equally be used as a lounge with the ground floor lounge being used as a bedroom. Alternatively the two floors could be separated and two independent lodgings/investments created.

EXTERNALS

There is a rear garden with a small outbuilding, which could be transformed into a summerhouse.

LOCATION:

0 km centre of Rochefort-en-Terre

4 km Malansac & nearest large supermarket

28 km beaches, Ambon

30 km Damgan

34 km port & market town of La Roche Bernard & nearest large supermarket

38 km mediaeval town of Vannes

80 km Rennes airport

105 km Nantes airport

160 km St Malo

NOTES