

2 Beautiful houses, swimming pool, tennis court all nestled within wonderfully landscaped gardens with your own piece of woodland. Plus Lac de Guerledan with its aquatic centre,...



## INFORMATION

Town:	ST AIGNAN
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	235 m2
Plot Size:	9290 m2



## IN BRIEF

The owners currently live in the smaller 2 bedroom house and the larger property could provide amazing guest accommodation or rental potential for short term holiday lets. This haven of luxury within a really wonderful location is not to be missed. The properties have been renovated to a high quality whilst retaining all the character and style you should expect. The houses, gardens and woodland are set in a 9290m2 plot (just over 2 acres)

## 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

Electronic gates to gravel drive lead to the courtyard area between the two houses.

HOUSE 1 (smaller property):

LIVING ROOM (6.5m x 5m), tiled floor, exposed stone walls, large fireplace with wood burning stove, exposed beams, electric radiators, window to back with door to terrace. Living room leads to:-

KITCHEN (5m x 2.5m) modern fitted kitchen units, dishwasher, electric oven, gas hob, fridge freezer, window to side. Door to terrace.

Stairs from living room to LANDING with laminate flooring, skylight and office area.

BEDROOM 1 (3m x 3m into eaves) carpeted floor, window to courtyard, fitted wardrobes, electric radiator.

BEDROOM 2 (4.5m x 2.3m into eaves) laminate flooring, skylight and velux window, fitted wardrobes, electric radiator.

BATHROOM (3.8m x 1.8m) large walk-in shower, vanity sink unit with mirror, W.C. electric radiator and towel rail, vinyl flooring.

LAUNDRY (3.4m x 2m) Just before entering the house there is a stone laundry room with tiled floor, water heater, fuse board.

CAR PORT – covered area for parking car and storing wood. With large loft space for storage

TERRACE/GARDEN – Terraced area from kitchen with greenhouse and lawn area.

HOUSE 2 (larger property):

Entry Hall leading to laundry / utility room with sink, washing machine, freezer, wardrobe, electric radiator & large separate storage room with water heater & fuse board

## NOTES