

Charming little stone house, with private garden, close to Blavet river and Pontivy.



## INFORMATION

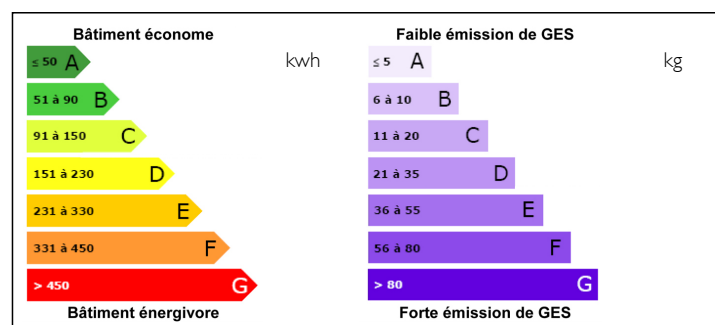
Town:	Cléguérec
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	26 m <sup>2</sup>
Plot Size:	347 m <sup>2</sup>



## IN BRIEF

Little stone and slate cottage, in a quiet hamlet close to the Blavet river. It comprises living room with woodburner, fitted kitchen and bathroom on the ground floor and mezzanine bedroom on the first floor. Located between Cléguérec with all amenities and Pontivy, major town in Central Brittany. Also 10Km from Lake Guerledan with beaches, restaurants and walking tracks.

## 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: 194 EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

Wooden door opens to a LIVING ROOM (about 24 m<sup>2</sup>), tiled flooring, rendered walls, exposed beams, window at front and patio door at back to garden.

On the right side, is a fitted KITCHEN with fridge, hotplate, sink and oven.

On the right end of living-room, BATHROOM with shower, vanity unit and WC.

On the left side, is the SITTING ROOM with fireplace/wood burner.

### FIRST FLOOR

On the left side of entrance door, stairs lead to MEZZANINE BEDROOM, laminated flooring, wooden paneled ceiling with exposed beams, hot water tank, window at side and Velux to back and garden.

### OUTSIDE

On the left side of the house, wooden gate leads to garden.

At the back of the house, lawned garden with wooden shed. Views on countryside.

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