

Delightful 4 bedroom house in the heart of the small village.



INFORMATION

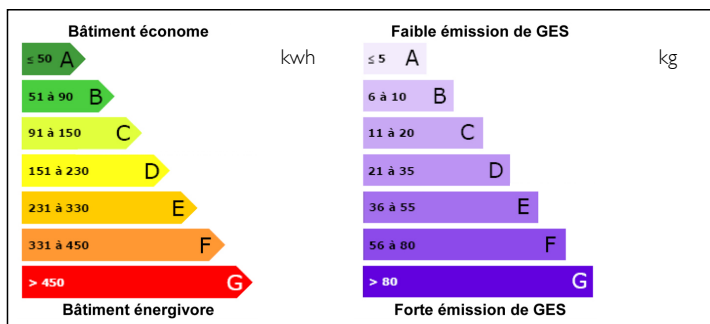
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|-------------|----------|
| Town: | Brignac |
| Department: | Morbihan |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 100 m2 |
| Plot Size: | 980 m2 |



IN BRIEF

This private semi-detached property had been beautifully renovated and is ready to move straight into. The main entrance is into the kitchen/dining room with wood burner, including the original wooden beams. This light and airy room flows to the outside sheltered seating area. Through the archway you come to a cozy lounge area, separate bathroom and WC. The first floor provides a storage area, or possible office space, a large double bedroom and modern bathroom. The second floor had a mezzanine that has a double bed, 2 single bedrooms and a WC. The property has double glazing throughout. It also has private off road parking.

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

The garden is enclosed and provides many areas to sit and enjoy a drink in this quiet village. There is a garage and a barn providing plenty of storage.

Close to Ploermel, Merdrignac and Josselin, beaches are under 1 hour travel to either the northern or southern coastlines with a choice of travel routes from the UK. The house is well located for the road network which delivers you to Roscoff in just over 2 hours, St Malo/Dinard and Rennes in within one hour. Other options include ferries to Caen or Cherbourg or flights from Brest, Rennes or Nantes.

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

LOCAL TAXES

Taxe fonci re: 400 EUR

NOTES