

OFFER ACCEPTED Rare opportunity to acquire this exceptional pre-Napoleon bourgeois mansion.

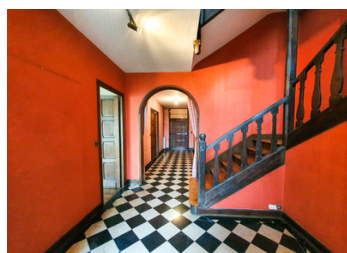


INFORMATION

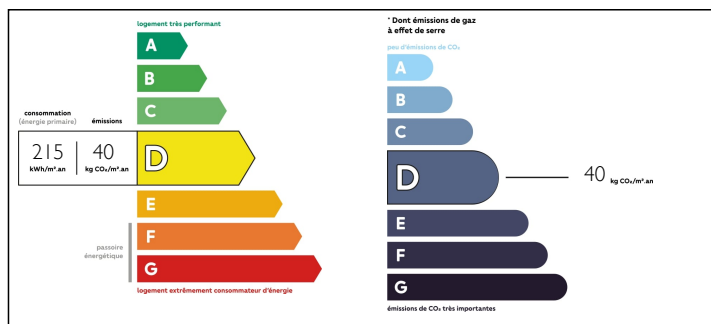
Town:	Pontivy
Department:	Morbihan
Bed:	6
Bath:	2
Floor:	300 m2
Plot Size:	344 m2

IN BRIEF

OFFER ACCEPTED On the market for the first time in 25 years, a rare opportunity to acquire this exceptional and imposing pre-Napoleon bourgeois mansion located in the historic town of Pontivy in the heart of Brittany. A private walled garden awaits behind the house and as an added bonus there is a generous garage just to the side of the main building, rare and sought-after in the old quarter. This grand house benefits from generous light rooms, high ceilings and beautiful architectural details throughout, including checkerboard black and white marble tiles, polished wood floors, archway, grand stairwell, a beautiful Maria Theresa chandelier, ornate wood paneling, ceiling roses, and in many places the walls are decorated with fabric paneling. Always well maintained, there is wood framed double glazing throughout, central gas heating, the vast attic is well insulated and offers enormous potential for further conversion. The clean and well organised cellars offer even...

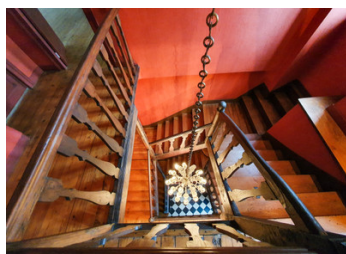


ENERGY - DPE



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: 3500 EUR

NOTES

DESCRIPTION

OFFER ACCEPTED Ideally situated for a town centre business or for conversion into high end apartments.

BASEMENT

Basement - 60.29m², (1.92m height) stone/concrete walls, concrete floor, gas boiler, Linky smart meter.

Wine cellar - earth floor.

Stone stairs leading to ground floor.

GROUND FLOOR

2.94m ceiling height

Entrance - 23.35m², tiled floor, solid wood front door, two glazed doors to garden, double door to living room, double door to dining room, second double door to living room, door to kitchen, door to cellar, staircase.

Living Room - 43.69m² (25m² + 18.69m²) Double room separated by sliding doors, double aspect, wood floors, marble fireplace, vitrines, shelves, cupboards, radiators, electrical sockets in floor, French windows to garden terrace, roller shutter, electric sun awning.

Dining Room - 25.38m², single aspect, wood floors, stone fireplace, door to kitchen, false door (to maintain the symmetry of the room), cupboards, radiator, hooks for chandelier.

Kitchen - 8.68m², single aspect, tiled floor, range of cupboards and appliances, glazed door to garden terrace.

HALF LANDING

WC - 2.35m², linoleum floor, single aspect, toilet, sink, radiator.

FIRST FLOOR

Bedroom 1 - 20.26m², single aspect, two windows, carpeted floor, wood paneled walls, internal shutters, radiators, fireplace.

Bedroom 2 - 27.78m², single aspect, two windows, carpeted floor, wood paneled walls, radiators, fireplace.

Bedroom 3 - 26.75m², single aspect, two windows,