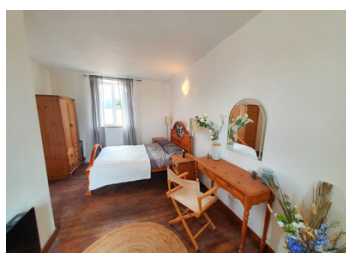


**NEGOTIABLE** 6-bedroom, 3-bathroom house renovated to an excellent standard and with gîte rental opportunity.



## INFORMATION

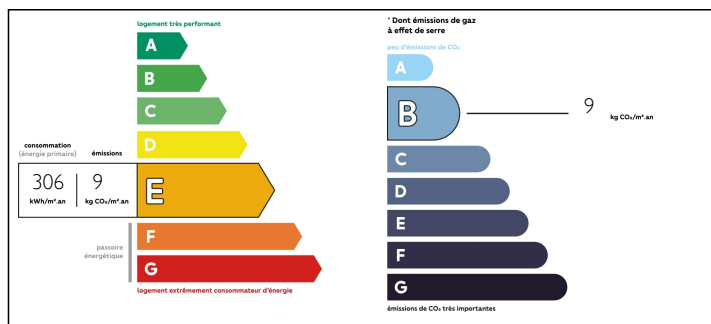
Town:	Rohan
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	266.73 m2
Plot Size:	1322 m2



## IN BRIEF

This impressive former schoolhouse between Pontivy and Loudéac has been extensively and expertly renovated to an excellent standard and includes a separate building with ready-to-go gîte rental potential. The main house offers open-plan living, yet remains warm and cosy and is light and bright throughout. Features include a stylish kitchen, large living/ dining room with high ceilings, a pellet burning stove and a raised lounge area with two picture windows. In total there are four bedrooms and two bathrooms in this section of the property. Across the courtyard is the former classroom building, now beautifully renovated into an independent two-bedroom residence all on one level with a shower room and a light and airy open-plan kitchen/ living area. There is another pellet burning stove and ceiling fans to keep guests comfortable. The buildings are surrounded by garden and gravel areas, private seating spaces, terraces and there are open views over the...

## 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 buildings form three sides of a courtyard. The gite occupies one side, the main house the other two. However, both have separate entrances and can be kept completely private if required. The main house also includes a small utility room and on the second floor you'll find a large attic area that is ready and waiting to be transformed into further living space. The staircase that joins the floors is beautiful and allows easy access into the attic space.

Nearby is the Nantes-Brest canal with its scenic towpath. The property is within walking distance to shops, a bank, doctor, vet, school and college, restaurants (one of which has a Michelin star) and a well-regarded garage for car repair. There is also a bakery nearby along with a post office, petrol station, pharmacy, bars and tabac, camping area and a small marina with mooring, sports facilities and kayaking. There is a local market on a Friday.

## LOCAL TAXES

Taxe foncière: 1133 EUR

## NOTES

Main House - ground floor:

Living and dining room - 55.39m<sup>2</sup>

Raised lounge - 37.47m<sup>2</sup>

Kitchen - 19.34m<sup>2</sup>

Bedroom 1 - 13.09m<sup>2</sup>

Bedroom 2 - 10.55m<sup>2</sup>

Shower room/WC - 6.81m<sup>2</sup>

Hall - 9.09m<sup>2</sup>

Porch/utility room - 2.39m<sup>2</sup>

There is an outbuilding, currently used for storage and two basement areas, one also used for storage and the other as the owner's workshop.

Main house - first floor

Bedroom 3 - 15.53m<sup>2</sup>

Bedroom 4 - 18.99m<sup>2</sup>

Bathroom/WC- 7.29m<sup>2</sup> with corner bath

Main house - second floor

Attic space to convert - 40m<sup>2</sup>. Already double-glazed, insulated and with services ready to connect