

**OFFER ACCEPTED** Stunning renovated three bedroom house and garden near Pontivy. Near the Nantes-Brest Canal.



## INFORMATION

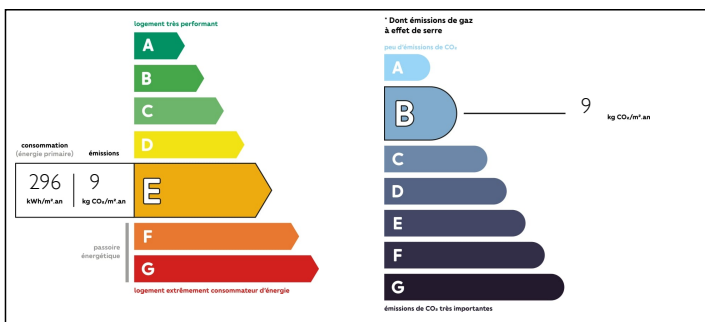
Town:	Pontivy
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	98.21 m2
Plot Size:	1012 m2



## IN BRIEF

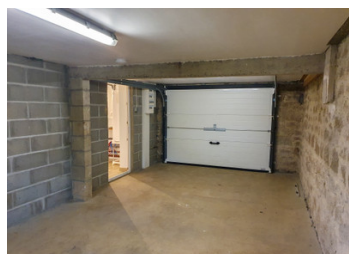
**OFFER ACCEPTED** This stunning three-bedroom house, entirely renovated and surrounded by its private garden is in the sought-after village of Saint-Gérand, close to Pontivy and the beautiful Nantes-Brest canal. Entering through the front door there is an hallway, family shower room/WC, light and bright kitchen/dining area quipped with vitroceramic hob, oven and extractor. On the same floor are three nice bedrooms (two single, one double). A striking metal walkway links to the French doors that lead down the steps to the back terrace. The kitchen and walkway overlook the sunken living room. Open wooden stairs lead to this lovely living room, complete with wood burning stove and ceilings over 5m high in part. A doorway leads to a similarly large laundry room/workshop and finally there is a door to the garage. Saint-Gérand is within walking distance and offers two schools, a village shop, bakery, hairdressers, nurses office, bar/restaurant.

## 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

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The house is heated by the scandinavian wood burning stove and efficient electric radiators with stone inserts, each independently adjustable. High quality double glazing was installed during the renovation (anthracite on the exterior, white inside).

Outside is a large enclosed garden comprised of lawn, gravel areas and a tarmac parking area edged with stone paving.

The village of Saint-Gérard is three minutes walk and offers two schools, a village shop, bakery, hairdressers, nurses office, bar/restaurant, garage, sports hall and tennis courts. There is also the beautiful Nantes-Brest canal less than five minutes walk away with its scenic towpath, perfect for walking, cycling and fishing. Nearby Pontivy has all the amenities and activities that you would expect...

## NOTES