

Detached charming 2 bedroom stone cottage with 1462m of land. Near to Silfiac.

EXCLUSIVE



## INFORMATION

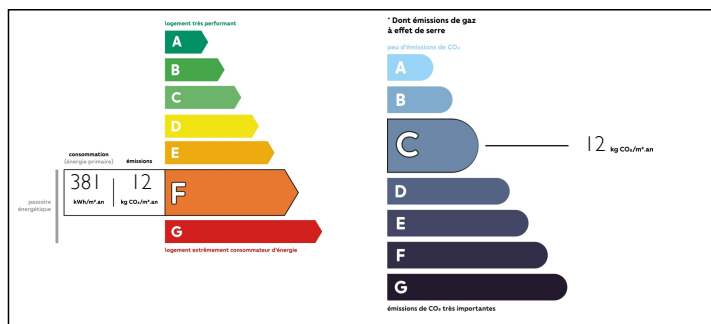
Town:	Silfiac
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1462 m2

## IN BRIEF

This house is located a few kilometres from Sifiac and has been renovated to a very high standard, retaining many original features, and creating superb family accommodation. The main entrance leads into a lounge with a feature stone fireplace and log-burner. The kitchen is fabulous a fantastic usable space with plenty of drawer and cupboard storage. The dining room on the ground floor has a double door which opens onto the garden. A private enclosed garden with fruit trees opposite completes this picture perfect cottage.



## 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:	96 EUR
Taxe habitation:	100 EUR

## NOTES

## DESCRIPTION

Entrance via glazed door into  
GROUND FLOOR

LOUNGE ~ 4.8m x 5m ( 24m<sup>2</sup>)  
wood burning stove, exposed beams, exposed stone work, double glazed windows to the front of the property. door leading to rear conservatory.

CONSERVATORY ~ 4.3M x 1.9m ( 8.17m<sup>2</sup>)  
Tiled floors, exposed stonework, overlooking the rear garden.

KITCHEN ~ 2.4m x 5m (12m<sup>2</sup>)  
Tiled floor, exposed beams, slot in range oven, plumbing for washing machine, a good range of fitted units and a double glazed window to the rear of the property.

DINING ROOM - 2.4m x 5m (12m<sup>2</sup>)  
Tiled floor, exposed beams, exposed stone work and a double glazed patio window to the front of the property.

Stairs from the dining room leading to:

LANDING AREA~  
wooden floors, double glazed window to the front of the property, cupboard housing hot water tank, exposed beams.

BEDROOM 1 - 3m x 5m ( 15m<sup>2</sup> into the eaves)  
wooden floors, exposed beams, double glazed dormer window to the rear of the property, velux double glazed window to the rear of the property, ensuite Wc and washbasin.

BEDROOM 2 ~ 2.5m x 5m (12.5m<sup>2</sup> into the eaves)  
carpeted wooden floors, exposed beams, double glazed velux window to the front and rear of the property.

BATHROOM ~  
Shower over bath, toilet and wash basin, electric