

UNIQUE! In Ploërmel. Townhouse in the center with swimming-pool and garden.



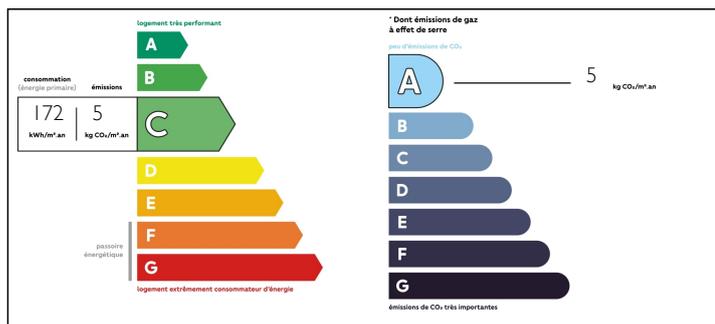
## INFORMATION

Town:	Ploërmel
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	562 m <sup>2</sup>

## IN BRIEF

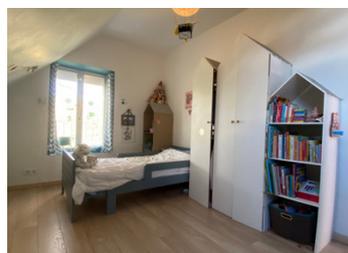
On the Vannes:Rennes axis \_ Right in the center of Ploërmel. This pretty house with garden, and outbuilding is absolutely perfect for a family or a first purchase. It offers on the ground floor a beautiful entrance, a bedroom, a bathroom, a separate toilet and a laundry room. On the first level, a beautiful flat space, very bright, opens onto the terrace and the garden, includes a kitchen open to the living/dining room with pellet stove. On the second level, a landing serves 3 bedrooms in the basement, a bathroom and toilet. Outside, dedicated parking. An enclosed, unobstructed garden with annexes. Small henhouse, vegetable garden. A little haven of peace and nature in the heart of the city.

## ENERGY - DPE



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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

In the heart of the city.

Very well located, close to schools and shops. All journeys are possible on foot or by bike.

The house is a beautiful traditional building made of local stone and covered in natural slate. Tastefully decorated, it combines tradition and modernity.

It offers on the ground floor, an entrance, a bedroom with cupboard, a bathroom, a separate toilet and a laundry room.

A central staircase leads us to the first level, to an open space, fitted kitchen, a living room and a dining area with pellet stove.

Everything is bathed in through light and gives access to the terrace and the garden.

On the second level, a landing serves 3 bedrooms in the basement as well as a bathroom.

On the garden side, a summer kitchen, a workshop and the presence of a henhouse and a vegetable garden which will give you the impression of a little corner of the countryside in the heart of the city.

A place where it will be good to relax and spend time with family or friends.

RARE on the market, don't delay in visiting it!

### GROUND FLOOR

Entrance: 5m<sup>2</sup>

Room 1: 15 m<sup>2</sup>

Bathroom: 4 m<sup>2</sup>

Laundry room

### LEVEL 1

Plateau with Kitchen/Living Room/Dining Room: 50 m<sup>2</sup>

### LEVEL 2

Bedroom 2: 8 m<sup>2</sup>

Bedroom 3: 11 m<sup>2</sup>

Bedroom 4: 10 m<sup>2</sup>

Bathroom: 7 m<sup>2</sup>

GARDEN: 500 m<sup>2</sup>

## NOTES