

Detached 5 bedroom family home in a quiet village with mains drains and building plot available.

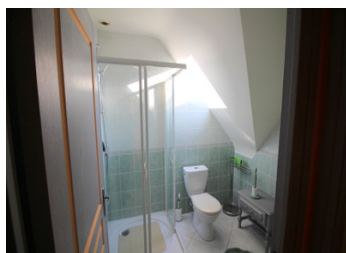


INFORMATION

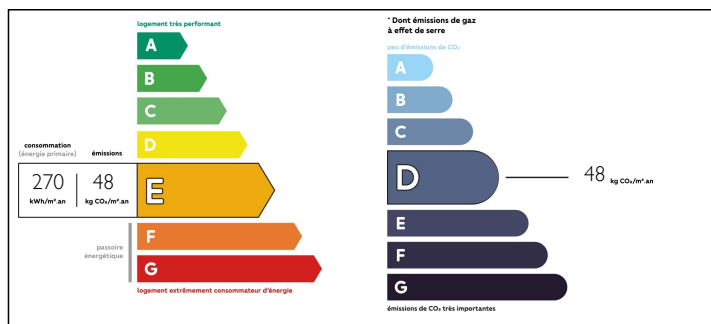
Town:	Kergrist
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	125 m2
Plot Size:	1381 m2

IN BRIEF

Well proportioned 5 bedroom house, with mains drainage and double glazing throughout with electric shutters, in a thriving village that has a primary school, two restaurants and bus links to Pontivy.

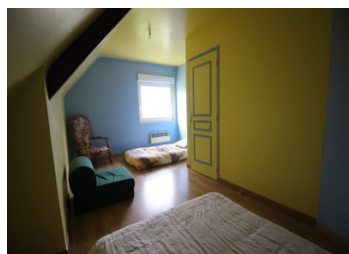
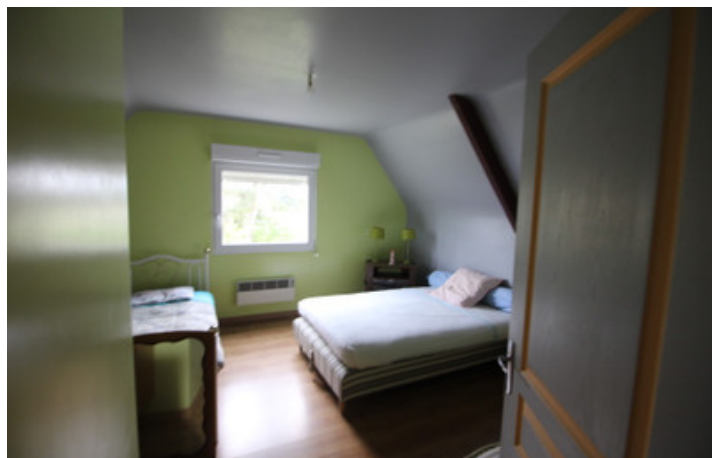


ENERGY - DPE



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: **670 EUR**

NOTES

DESCRIPTION

Entry by double glazed glass door with electric roller shutter, to:

GROUND FLOOR:

ENTRANCE HALL, 3.7m x 1.65m (5.06m²)~ Tiled floors, radiator, doors leading to

KITCHEN 3.3m 3.4m (11.22m²) ~ A fully fitted kitchen with built in oven, gas hob, extractor fan, plumbing for dishwasher, sink with double glazed window with electric roller shutters overlooking the side of the property, tiled floors, radiator

LOUNGE/ DINING ROOM L shaped 2.7m x 4.1m (11.07m² and 5.6m x 3.43m (19.37m²) ~ Open plan L shape, double glazed doors with electric roller shutters to front of the house, tiled floors, radiator.

BEDROOM 1 2.7m x 3.4m (9.18m²) ~ double glazed window with electric roller shutters to front of property, radiator, laminate floor covering.

BATHROOM ~with double glazed window to the side of the house, wash basin, bath with shower over, bidet, radiator.

W.C. with double glazed window to the side of the house.

BEDROOM 2 3.5m x 2.6m (9.1m²)~ laminate floor covering, radiator, double glazed window with electric roller shutters to the back of the house.

BEDROOM 3 3.3m x 3.2m (10.5m²)~ laminate floor covering, radiator, double glazed window with electric roller shutters to the side of the house.

Door from kitchen leading to

UTILITY ROOM 2.62m x 7.45m (19.51m²)~ Plumbing for washing machine, sink, hot water tank, boiler, double doors to the rear, doors to the front, tiled floor and walls, access to garage.

DOUBLE GARAGE 6.58m x 7.78m (51.19m²)~ Electric garage doors with...