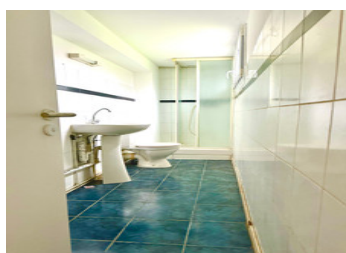


Detached charming (potentially a two bed) holiday cottage, . Close to Lac du Duc & local town.

EXCLUSIVE



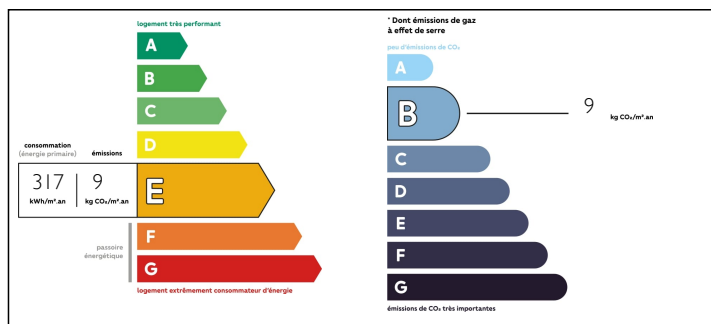
INFORMATION

Town:	Taupont
Department:	Morbihan
Bed:	1
Bath:	2
Floor:	78 m2
Plot Size:	794 m2

IN BRIEF

This is a lovely holiday home, or would suit a couple, plus potential rental opportunity in the countryside of Taupont. All amenities on the doorstep. Only 6km is a beautiful tourist town with its Castle, as well as the Lac au Duc within touching distance and 60 km from Rennes (TGV station, Paris in about 2 hours and airport) and 60 km from Vannes. It is a superb property very well located, a fabulous size garden with a terrace for those BBQ evenings. Come and visit, you will be delighted.

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

On entering - bespoke stable front door, shows the spacious lounge with a wood burner and also patio doors that lead to the garden.

Continue through the lounge, will lead you into the kitchen and downstairs shower/toilet room. The back door allows you access to the terrace and garden. Very private with views.

Back inside, stairs lead you to the bedroom and on this same level you will find a shower and toilet room. There is also further storage.

A few more steps up is the Mezzanine, with storage.

Throughout this property has plenty of light and charm in a quiet location.

Lounge 28 sq m.

Kitchen 10.95 sq m.

Bedroom 11.85 sq m.

Mezzanine 12.85 sq m.

Double glazed windows and doors (excellent quality)

Private off road parking.

Lovely enclosed dog friendly garden with views.

Downstairs bathroom and upstairs.

Front door access and rear.

Garden storage.

Could create a second bedroom on the mezzanine level, or en-suite bedroom- lots of potential.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES