

A large 5 bedroom property in a village with a double garage and 3246m2 of land

EXCLUSIVE



INFORMATION

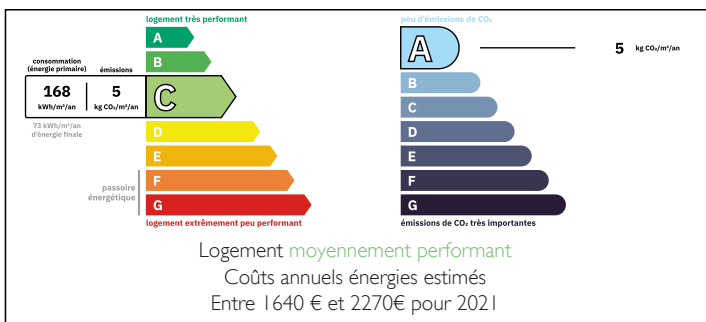
Town:	Langoëlan
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	162 m2
Plot Size:	3246 m2

IN BRIEF

This spacious 5 bedroom house is situated in a village which has a bar, restaurant, local shop and there is a fishing lake, perfect for walking around with a bar. The historical town, Guemene sur Scorff is about 8km which has most amenities.

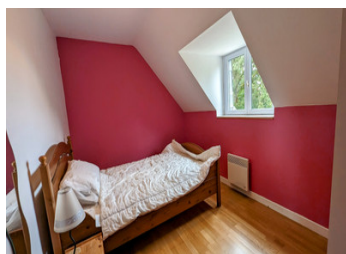
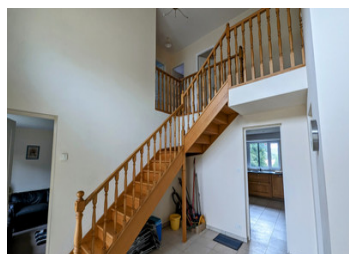
The house is detached, modern and ready to move into! It benefits from a double garage and a large garden of 3246m2 of land which backs on to fields.

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

A gravelled driveway with ample parking leads to the house which comprises:

Front door opens in to a large hall (12.69m²) which has access to the lounge, kitchen, WC and stairs to the first floor.

The large kitchen/diner (34m²) is fully fitted with French doors leading out to the patio area.

From the Kitchen there is a door to the lounge (30m²)

A small utility room/office (13.25m²)

Double Garage (31.60m²)

The first floor comprises:

A large landing area (14m²)

Bedroom 1 (10.40m²) to the front of the property with shutters

Bathroom with shower (4.8m²)

Bedroom 2 (10.85m²)

Bedroom 3 (9.62m²) with ensuite (2.94m²)

Bedroom 4 (7.95m²)

Bedroom 5 (20.99m²) with ensuite (4.95m²)

The property has electric heating and has electric under floor heating in the kitchen/diner and lounge. The house is double glazed throughout. There is 3246m² of garden which backs on to fields, most of the garden is laid to lawn with a nice large patio area and a shed.

LOCAL TAXES

Taxe foncière: 1100 EUR

NOTES

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