LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34537LP56 Price: 255 000 EUR

agency fees to be paid by the seller

A immaculately presented light and airey 5 bedroom, three bathroom home, mains drains















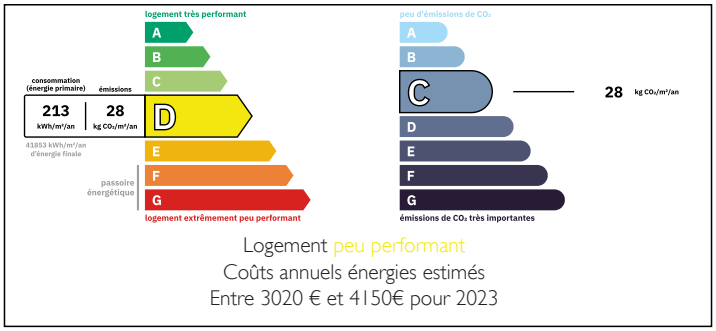
INFORMATION

Town:	Kergrist
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	200 m2
Plot Size:	2202 m2

IN BRIEF

Centre of the village a 5 bedroom detached home offering light airey spacious accomodation, with large private gardens, gas heating, mains drains, new kitchen and bathrooms, a variety of mature fruit trees, 1h30 from ferry ports.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3020 € et 4150€ pour 2023

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.

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NOTES

DESCRIPTION

Entry by glazed wooden door to:
GROUND FLOOR:
ENTRANCE HALL~ 2.6m x 3.1m (8.06m²) entrance hall, tiled floors, radiator, doors leading to:
KITCHEN~ 3.2m x 4m (12.8m²) modern fully fitted kitchen with integrated fridge, and dishwasher, range oven, tiled floors, radiator, double glazed window to front of property, open aspect to
DINING ROOM~ 4m x 6m (24m²) tiled floors, wood burning insert stove, radiateurs, double glazed doors to the terrace at the rear of the property, give way to the garden.
LOUNGE~ 6.3m x 3.9m (24.57m²) parquet flooring, two double glazed double doors to the rear of the property, radiators.
PANTRY~1.9m X 1.9m (3.61m²) plumbing for washing machine, shelves for storage, window to the front of the property.
BEDROOM 1 ~ 1.9m x 3.6m (14.76m²) ~ double glazed doors to the rear of property, radiator, built in wardrobe, parquet floor covering.
SHOWER ROOM ~2.4m X 2.4m (6.84m²) tiled walls and floor, wash basin accessible toilet and italian shower, double glazed window to the front of the property, heated towel rail.
stairs from hallway to FIRST FLOOR
LANDING~ 1.8M X 2.4M (4.32m²)
BEDROOM 2~ 5m x 4m (20m²) double velux window to rear of property, radiator, carpet floor covering, built in cupboards.
with: ensuite bathroom
ENSUITE BATHROOM~2.5m x 2.2m (5.5m²) bath with shower over, wash basin, toilet, tiled walls and floor
BEDROOM 3 ~3.7m x 5.5m (20.35m²) two double glazed windows to rear of the property, radiator, large built in cupboards, parquet floor covering.
BEDROOM 4~ 3.7m x 3.6m ~...