LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36154DEM56 Price: 289 000 EUR

agency fees to be paid by the seller

Stunningly renovated three bedroom stone house with garden, outbuildings and lovely views, near Rohan.







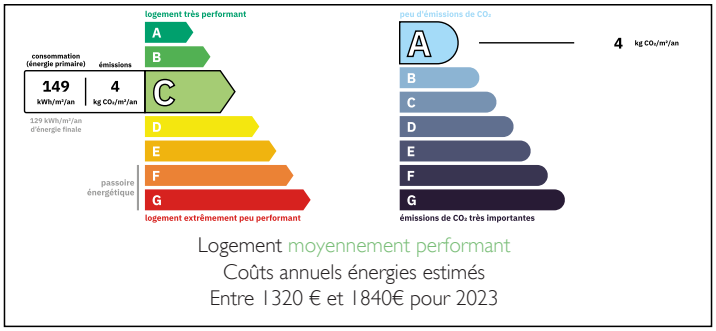








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1320 € et 1840€ pour 2023

INFORMATION

Town:	Rohan
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	162 m2
Plot Size:	5754 m2

IN BRIEF

Discover this superb stone house, renovated in 2012 with quality materials, attention to detail and original character throughout, a real dream home.

The ground floor comprises a stunning fully equipped kitchen and dining area with wood burning stove, a grand living room with wood burner and space for a snooker table, and a media room with wood-burner.

Upstairs there are two bedrooms (one ensuite), a shower room with WC and a third master bedroom with ensuite, exterior balcony overlooking the terrace below and countryside beyond.

Outside is a beautiful paved terrace with covered dining area and far reaching views beyond.

The fully enclosed garden has two entries, an open hangar with attached workshop and a second

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36154DEM56 Price: 289 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1087 EUR**

NOTES

DESCRIPTION

Beautifully renovated throughout, this large stone house set in private enclosed gardens has benefited from quality materials, superb attention to detail and is full of original character throughout, a real dream home quite unlike anything else in the area.

Conveniently situated just two kilometres from the charming village of Rohan, and the picturesque Nantes-Brest Canal, and just a short drive from the large regional town of Loudéac, this property is nevertheless situated in a quiet hamlet, set back from the road and feels entirely private.

Property highlights:

Ground Floor - The ground floor comprises a fully equipped kitchen with a mix of tiled and solid wood flooring, is well equipped with quality cabinetry and features a lovely dining area with the added ambiance of a wood burning stove. There is also a grand living room with a second wood burner, tiled floors, exposed beams, space for a billiard table and wide fully glazed doors opening onto the beautiful exterior terrace. A second living room with a third wood burning stove is currently used as a library/media room and has wonderful original wood floors, more exposed beams and has been painted a rich green colour ensuring a warm and cosy room in which to spend time, particularly in the evenings. A useful WC near the staircase completes the ground floor.

First Floor - Upstairs via the light and bright character solid wood staircase you arrive on a landing complete with Minstrels gallery overlooking the entrance below. There are...