LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44173LP56 Price: 149 750 EUR

agency fees included: 8 % TTC to be paid by the buyer (138 750 EUR without fees)

Beautifully renovated and immaculately presented family home in property in Brignac

EXCLUSIVE

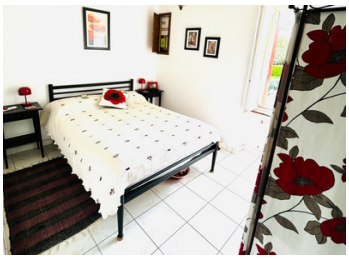














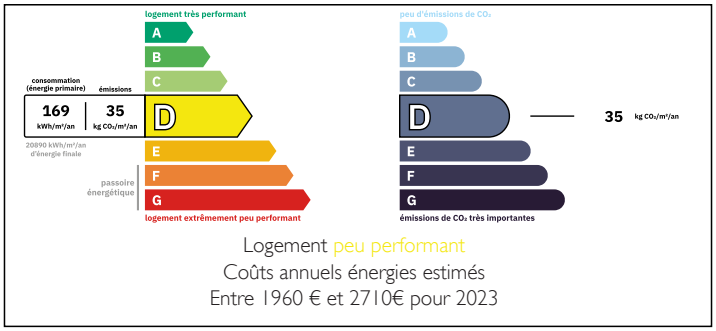
INFORMATION

Town:	Brignac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	1220 m2

IN BRIEF

This semi detached property offers an enourmous amount of practicality for a family, just on the outskirts of the village with a private enclosed garden, perfectly presented.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1960 € et 2710€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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NOTES

DESCRIPTION

HOUSE Entry by double glazed door to:
GROUND FLOOR:
LOUNGE/DINING~ 5.6m x 6m (33.6m²) Tiled floor, radiator, double glazed window to the front with shutters, stairs leading to first floor, large opening leading to:
OPEN PLAN KITCHEN / DINING~3.9m x 3.95m (15.4m²)
A fitted kitchen with built in oven, gas hob, sink, plumbing for dishwasher, breakfast table area, radiator, tiled floors, double glazed window and door to garden.
UTILITY ROOM ~ 2.5mx 3.9m (9.75m²) with washing machine, sink, and storage cupboards, gas boiler, door leading to the garden.
BEDROOM 1 ~ 3mx 3.3m (9.9m²) Tiled floor, radiator, double glazed window to the front of the property with shutters.
SHOWER ROOM ~ washbasin, shower, radiator, tiled floor, storage cupboard.
W.C.
From stairs in the lounge
FIRST FLOOR ~
BEDROOM 2 ~ 3.8m x 43.2m (12.5 m²) Lino floor covering , radiator, double glazed window with shutters to the front of the property.
SMALL BEDROOM/ OFFICE 3 ~ 3.13m x 3.23m (7.43m²) Lino floor covering , radiator, double glazed window with shutters to the front of the property.
BEDROOM 4 ~ 3.3m x 3.9m (12.87m²) Lino flooring, radiator, double glazed window with shutters to the front of the property.
LAUNDRY ROOM/DRESSING ROOM ~2.9m x 3m (6.87m²) Lino flooring, radiator, double glazed window with shutters to the rear of the property.
BATHROOM ~ bath with shower over, bidet, wash basin, radiator, Lino floor covering , double glazed window with shutters to the side...

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