LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47892JHK56 Price: 290 000 EUR

agency fees to be paid by the seller

Detached stone cottage, private garden, charm & gorgeous features, already modernised, come & fall in love!















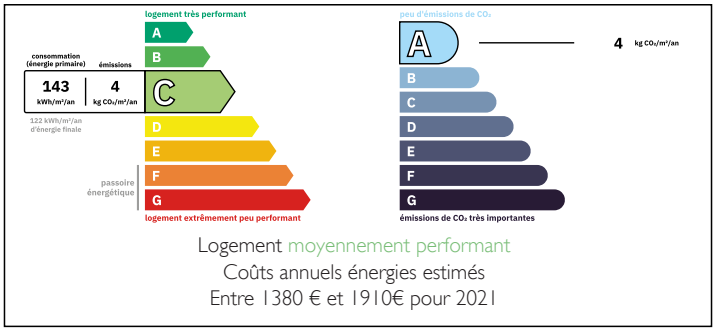
INFORMATION

Town:	Peillac
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	2041 m2

IN BRIEF

This beautiful house will make a beautiful, comfortable home or holiday home. 3 bedrooms, 2 bathrooms, outside entertaining space including an above-ground swimming pool and a hot tub plus beautiful stonework inside and outside. With an energy perfomance rating of 'C', this house not only looks good but feels good too and has around 135m2 surface at floor level. SItuated on a no-through road with easy access to the village of Peillac and on to larger towns, railway stations and dual carriageways, you are within reach of great transport links too for travel, work, school and just life in general! This detached house is full of countryside charm and character, please ask for more details and book your viewing!

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1380 € et 1910€ pour 2021

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

This beautiful house will make a beautiful, comfortable home or holiday home. 3 bedrooms, 2 bathrooms, outside entertaining space including an above-ground swimming pool and a hot tub plus beautiful stonework inside and outside. With an energy perfomance rating of 'C', this house not only looks good but feels good too and has around 135m2 surface at floor level.. SItuated on a no-through road with easy access to the village of Peillac and on to larger towns, railway stations and dual carriageways, you are within reach of great transport links too for travel, work, school and just life in general! This detached house is full of countryside charm and character, please ask for more details and book your viewing!

Approximate measures (at 1.8m height):

Ground floor:
Entry porch/veranda 6.5m2
Lounge 24m2 (6x4) with a woodburner in an impressive stone fireplace
Dining room 28m2 (5.6x5)
Kitchen 16m2 with its own cute woodburner too, leading to the utility room including the downstairs shower room with WC (approx 9m2)

Upstairs:
Two bedrooms of 11m2 and one of 7m2 (measured at a height of 1.8m, so with a larger floor surface at ground level)
Bathroom (WC & shower) of 4m2
Landing of nearly 10m2.

Outside:
Stone terrace with jacuzzi.
Covered terrace in wood for your outdoor kitchen and entertaining/chilling area. Separate workshop of almost 20m2 with insulated concrete floor.
Mature private gardens with above-ground swimming pool.
Parking areas at either end of the house.
Shared communal well across the lane.