

OFFER ACCEPTED Lovely stone cottage with two bedrooms, close to desirable Pontivy, complete with large garden.

EXCLUSIVE



INFORMATION

Town:	Évellys
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	60.85 m2
Plot Size:	1967 m2

IN BRIEF

OFFER ACCEPTED To discover near to Pontivy, this lovely two-bedroom part-stone built property could be an ideal first home, or your pied à terre near a popular regional town in the heart of beautiful Brittany. Thoughtfully renovated to a very good standard and maximising the use of the interior space, this property is ready to move into straight away.

The large regional town of Pontivy is less than ten minutes drive away where you will find bars, restaurants, supermarkets, a swimming pool, sports facilities, cinema and medical care.

More than 20 additional photos and a full 3D virtual visit available upon request.

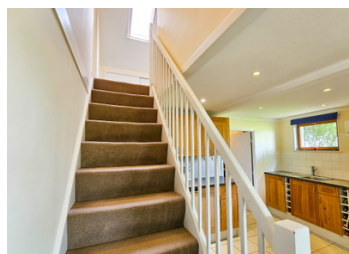


ENERGY - DPE

DPE not required.

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

OFFER ACCEPTED On the ground floor is a nice light living room with space for a dining area and an existing open fireplace that would be ideal for a wood burning stove. The cleverly designed kitchen makes excellent use of the available space with a large range cooker, plenty of cupboards and storage, and space for a small table and chairs. From the kitchen you arrive in a utility/laundry area and a door leads to the bathroom with sink and WC. A second door leads to a currently enclosed veranda and onwards into a large garage.

Upstairs are two lovely light rooms including a main bedroom with view over the exterior terrace and field beyond and a second room also used as a bedroom (that could also be an office or reading room instead).

Outside is a sunny terrace near the functioning well, a large garden with lawned area, numerous fruit trees, a parking area and a garden shed. Fruit trees including black mulberry, Saint-Anne pear, greengage plum and cherry, along with walnut, bay, oak and ash trees.

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

LOCAL TAXES

Taxe foncière: 529 EUR

Taxe habitation: 545 EUR

NOTES