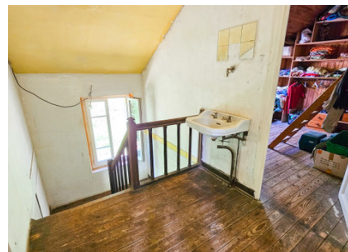
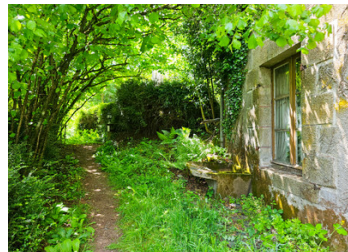


## 4 bedroom stone property . To renovate in ROHAN



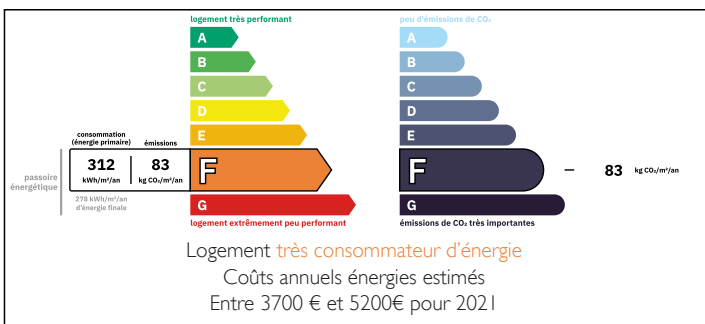
## INFORMATION

Town:	Rohan
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	105 m2
Plot Size:	1122 m2

## IN BRIEF

Stone detached property just 2 minutes from the pretty town of ROHAN with all amenities. The coast is under an hour and the ferry ports . The entrance is to a parquet floor, double-glazed pvc windows throughout. Open chimney, Open plan lounge and diner with plenty of space for a large dining table. the kitchen will need to be installed but all plumbing is present. The property has a ground floor bedroom and a shower cubicle with wc also on the ground floor.

## ENERGY - DPE



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

The first floor has three double bedrooms with a family bathroom to complete.

The property requires work and a project but could be a wonderful holiday home or main residence.

The garden is private and enclosed.

DIMENSIONS;

LOUNGE/DINER 28 M2

BEDROOM: 13M2

KITCHEN: 11M2

FIRST FLOOR:

BEDROOM 2 16M2

BEDROOM 3: 14M2

BEDROOM 4: 12M2

BATHROOM 11M2

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Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière:

800 EUR

## NOTES