

A family home with 4 bedrooms, a garden and great views in a quiet location.



EXCLUSIVE

## INFORMATION

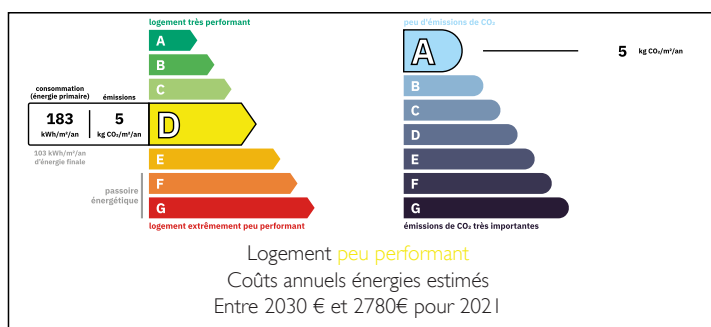
Town:	Lanvénegen
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	163.8 m2
Plot Size:	838 m2

## IN BRIEF

This impressive property provides generous accommodation over 3 floors. The raised ground floor, above the full basement, offers open plan living accommodation consisting of a sitting room with wood burner at one end and a fitted kitchen at the other. Also on this floor is another large reception room, with views over the garden, as well as a utility room WC and storage area. On the first floor is found the main bedroom with a dressing room and ensuite shower room, as well as another bedroom and large bathroom with bath and separate shower cubicle. Two further bedrooms and a loft space on the second floor complete the accommodation, Outside, double gates from the road lead to the back garden, which surrounds the house on 3 sides and offers lovely views over countryside. The property...



## 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

Property description (all measurements are approximate):

Raised Ground Floor:

Open living space with sitting room and kitchen with wood burner, doors to further sitting room and raised decked area and stairs to first floor - 37.5 m<sup>2</sup>

Lounge with French doors to garden and a door to the laundry area, WC and storage area - 28 m<sup>2</sup>

Laundry area with plumbing for automatic washing machine - 3 m<sup>2</sup>

WC

Storage area - 3 m<sup>2</sup>

First Floor:

Landing - 5.8 m<sup>2</sup>

Main bedroom suite - 22.5 m<sup>2</sup> plus dressing area and ensuite shower room with shower, WC and handbasin - 4.7 m<sup>2</sup>

Bedroom - 12.5 m<sup>2</sup>

Main Bathroom with shower, bath, handbasin and WC - 15 m<sup>2</sup>

Second Floor:

2 bedrooms each approximately 16 m<sup>2</sup>

Basement.

Distances (all approximate):

Roscoff ferry port - 110 kms

Brest airport - 97kms

Saint Malo ferry port - 183 kms

Guiscriff - 8 kms

Le Faouët - 12.5 kms

Scaër - 12 kms

Pont Aven - 36.5 kms

Concarneau - 40 kms

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

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES