



Ref: A38237EDA56

Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

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



INFORMATION ____

Town: Lanvénégen

Department: Morbihan

Bed: 4

Bath: 2

Floor: 163.8 m2

Plot Size: 838 m2









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...

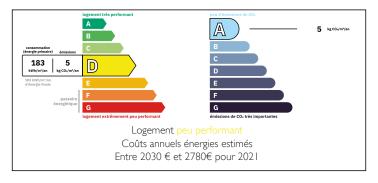








ENERGY - DPE



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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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LOCAL TAXES

Taxe habitation: EUR

NOTES

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 m² Lounge with French doors to garden and a door to the laundry area, WC and storage area - 28 m² Laundry area with plumbing for automatic washing machine - 3 m²

WC

Storage area - 3 m²

First Floor:

Landing - 5.8 m²

Main bedroom suite - 22.5 m² plus dressing area and ensuite shower room with shower, WC and handbasin - 4.7 m²

Bedroom - 12.5 m²

Main Bathroom with shower, bath, handbasin and WC - $15\ m^2$

Second Floor:

2 bedrooms each approximately 16 m²

Basement.

Distances (all approximate):

Roscoff ferry port - IIO 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

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

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