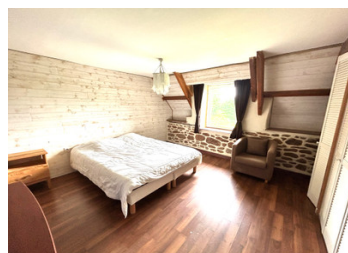
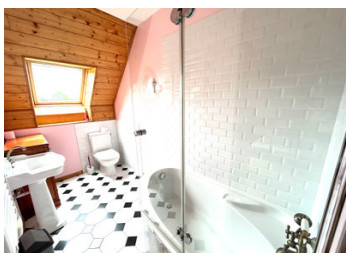


Beautifully renovated 4 bedroom stone longere only 15 minutes from the beach



INFORMATION

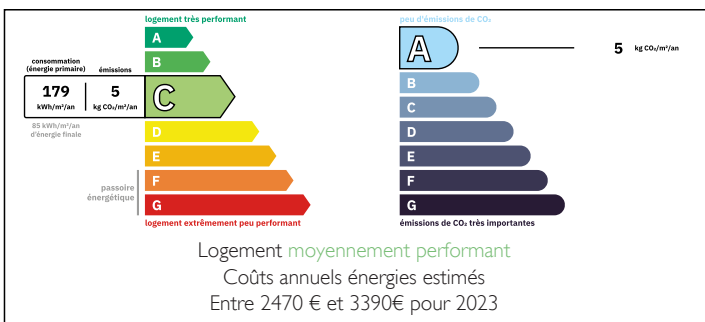
Town:	Nostang
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	194 m ²
Plot Size:	5000 m ²



IN BRIEF

15 Minutes from Auray this fantastic stone longere offers spacious family living, air source heat pump which offers air conditioning, two wood burning stoves, an opportunity to create another separate accomodation, above the garage of 57m²

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

HOUSE Entry by double glazed door to:

GROUND FLOOR:

ENTRANCE HALL ~ 2.8m x 3.8m (10.64m²)
wooden floor, exposed beams, radiator, doors to kitchen, WC and laoung/dining room, stairs to first floor.

KITCHEN / DINING~5.1m x 4.4m (22.4m²)

A fitted kitchen with built in oven, electric hob, sink, plumbing for dishwasher, breakfast table area, radiator, tiled floors, exposed beams, double glazed windows to front and rear, door to garden, a beautiful ceramic woodburning stove.

LOUNGE/DINING~ 4.9m x 11.7m (58m²)
wooden floor, radiator, exposed beams, double glazed window to the front and rear, door to front of property, wood burning stove:

W.C.

UTILITY ROOM ~ 4.01mx 3m (12.03m²) with washing machine, sink, hot water tank, and storage cupboards, door leading to the front of the property and to garage.

from the stairs in the entrance hall:

FIRST FLOOR ~

BEDROOM 1 ~ 6.3mx 5.1m (32.13m²) laminate floor, exposed beams, radiator, double glazed velux window to the rear of the property, ensuite BATH ROOM ~ washbasin, bath with shower over, W.C. radiator, tiled floor.

BEDROOM 2 ~ 3.8m x 4.4m (16.72 m²) Laminate floor covering , exposed beams, radiator, double glazed veluc window to the rear of the property.

SHOWER ROOM 2~ 2.3mx 2.8m (6.44 m²) italian style shower, double vanity unit, WC, velux window to the rear of the property

BEDROOM 3 ~ 2.4m x 4.4m (10.56m²) Laminate floor covering , exposed beams, radiator, double velux glazed window to the rear...

LOCAL TAXES

Taxe foncière:

1207 EUR

NOTES