

Beautiful detached stone cottage, plenty of character and a large separate stone barn, come and see this one!

EXCLUSIVE

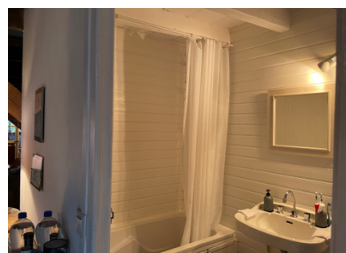


## INFORMATION

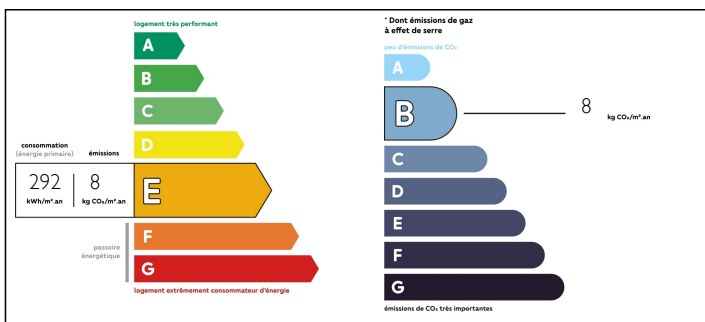
Town:	Carentoir
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	92 m <sup>2</sup>
Plot Size:	950 m <sup>2</sup>

## IN BRIEF

This pretty stone house is ready to move in! There is a large kitchen & living room with a fire place (wood burner) and an separate dining room plus there is a toilet and bathroom downstairs. Upstairs are 3 lovely bedrooms including one with an en-suite. The house is in a hamlet in the countryside, beside a quiet road and with a couple of neighbours. The mature garden is divided into different sections and you have your own well in front of the house. A double height stone barn (attached to a neighbour's house) is also on the land, it has previously had plans for conversion into another home. The septic tank does not conform (a good opportunity to future proof it for the additional accommodation if you want to convert the barn!).



## 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.



## DESCRIPTION

This house is ready to live in. The lounge and kitchen space are large enough that you could have an additional bedroom downstairs if needed, especially since there is already a ground floor bathroom, or this could be a mixed/multi-use room. The house has a lot of charm and style with the stone, the exposed beams, wood-burner and the fully-fitted kitchen.

The landing upstairs benefits from a small window and is an ideal nook corner for reading or a small moment of relaxation. The three bedrooms are under the eaves - please note that the habitable space measurement is taken at a height of 1.8m so the bedrooms actually have a much larger floor space than you might think!

The plot is 950m<sup>2</sup> with the garden sectioned and on different levels. There is a well on the part of the land in front of the house.

The barn is separate from the house, is semi-detached with a neighbour's property and has stone walls which seem to be in good condition but the roof could be redone. This dependence could also be converted into a house if you wish, subject to planning.

The house is located 5 km from the large village of Carentoir. There are all local shops and facilities, 2 primary schools and good transport links to senior schools and colleges and it has a large supermarket with a petrol station. Within 10kms you have access to the dual carriageway for great transport links - both Vannes...

## LOCAL TAXES

Taxe foncière: 471 EUR

## NOTES