

Spacious FOUR bed property with large garden, situated in a hamlet with amenities close by

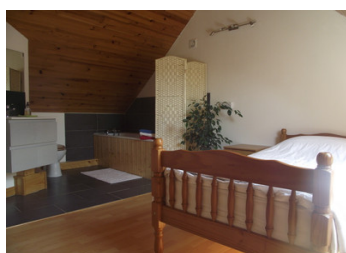


## INFORMATION

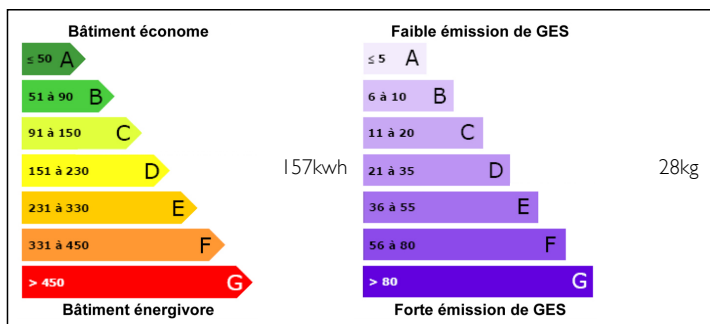
Town:	Gueltas
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	1014 m2

## IN BRIEF

This large family home with character offers four bedrooms, spacious living accommodation, a beautifully presented garden to the front and a large private garden at the rear. Situated between two villages, both with amenities, and very near to Rohan and the larger town of Pontivy.

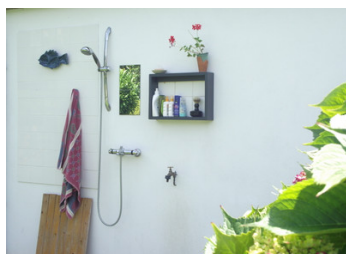


## ENERGY - DPE



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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

A large, luminous kitchen/diner . With fitted units, tiled floor and a pot belly stove for heating.. With access to the front garden with seating area, outlined with a hedge and shrubs.

Follows onto the a large lounge/diner with wood burner installed. Tiled flooring and another access door to the front garden.

Ground floor BEDROOM with electric radiator, built in wardrobe and mezzanine area for further storage.

Part of the first floor is accessed from the lounge/diner and offers 2 double bedrooms, one with an integral WC and basin.

Accessed from the kitchen is a Ground floor bathroom with bath and shower over, WC and basin.

A second staircase leads to the 4th Double bedroom with an integral bath, WC and basin. There is useful understairs storage.

There is a large garage with electric, lighting and plumbing for a washing machine. Work benches are fitted. Along side the garage is a useful wood store with a further storage area.

The garden at the rear is welcoming, mostly laid to lawn, surrounded by a hedge with occasional shrubs and trees. An external shower is a great addition for washing off or cooling down.

A long driveway offers parking for multiple cars.

The property is situated near to the villages of Gueltas with Bar/Restaurant/grocery store, and St Gonnelly which has two bars, a restaurant and store. Rohan is just. little further, a beautiful village which sits along side the Nantes Brest canal. For the more adventurous and within 5 minutes along the...

## NOTES