

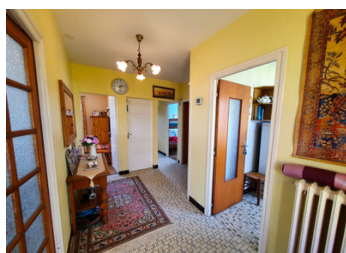
OFFER ACCEPTED Large well presented four-bedroom house and garden in Saint-Thuriau, near Pontivy.

EXCLUSIVE



INFORMATION

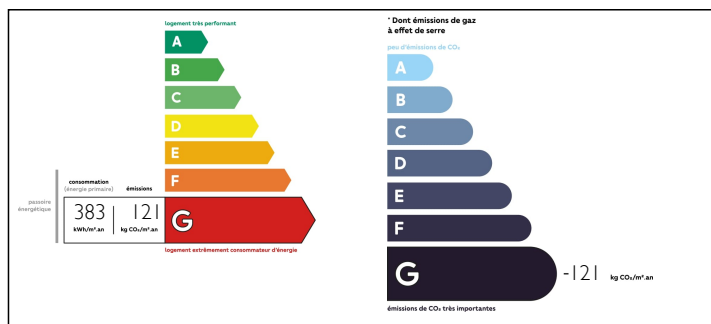
| | |
|-------------|-----------|
| Town: | Pontivy |
| Department: | Morbihan |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 129.15 m2 |
| Plot Size: | 644 m2 |



IN BRIEF

OFFER ACCEPTED Discover this large and very well presented four-bedroom home and garden in the heart of the popular town of Saint-Thuriau, five minutes from Pontivy. Large windows throughout give a feeling of space and light. The big living and dining room are perfect for family life. Across the hall is a generous kitchen with space for a table and chairs. A family bathroom and two downstairs bedrooms complete the ground floor. Upstairs are another two large bedrooms, a third room that could be an office. There is also a shower room with WC, twin basins, and a big attic that could be transformed into an additional bedroom, salon etc. In the basement are two large rooms, a garage, and a large boiler room. An unexpected surprise is a fully functioning sauna! At the front of the house is a large balcony, and garden front and back. The house requires...

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

OFFER ACCEPTED

GROUND FLOOR

Entrance - 9.60m²

Kitchen - 10.83m²

Living Room - 23.71m²

Dining Room - 9.21m²

Bathroom - 5.62m²

Bedroom 1 - 10.25m²

Bedroom 2 - 11.67m²

FIRST FLOOR

Bedroom 3 - 9.98m²

Bedroom 4 - 12.92m²

Shower Room - 6.66m²

Office - 3.92m²

Attic (to be converted) - 19.13m²

BASEMENT

Garage - 25.11m²

Basement 1 - 11.35m²

Basement 2 - 8.80m²

Basement 3 - 16.79m²

Basement 4/Boiler Room - 18.86m²

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: **634 EUR**

Taxe habitation: **835 EUR**

NOTES