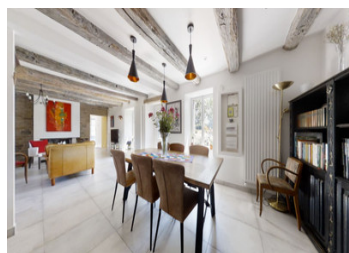


Reduction 625000 Immaculate stone 6-bedrooms property 25 minutes from Vannes, with land and outbuildings.



INFORMATION

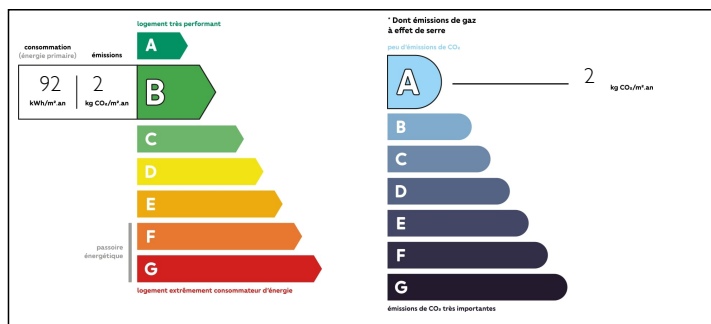
Town:	Vannes
Department:	Morbihan
Bed:	6
Bath:	2
Floor:	220 m2
Plot Size:	17500 m2



IN BRIEF

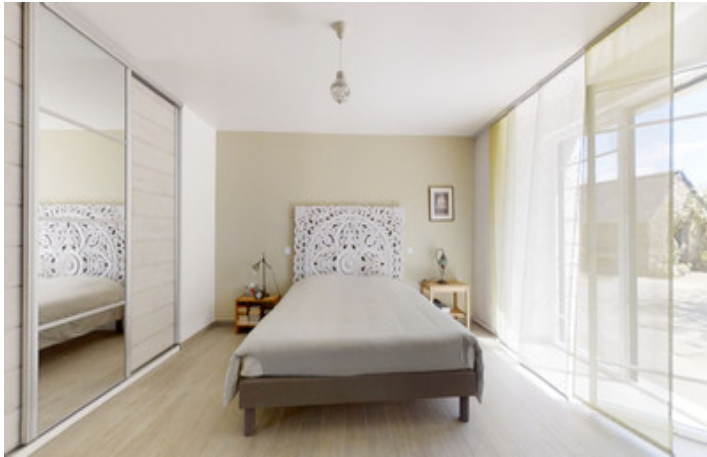
Exceptional property close to VANNES. Situated close to all amenities and the main axe to Vannes and Rennes. Entrance via electric double gates to a large driveway with space for 5/6 cars. The property has been renovated with the finest materials in 2015.. No expense spared. THE GROUND FLOOR: The kitchen is modern and equipped with space for a dining table, tiled floors and a high ceiling, light bright and spacious. There is utility room off the kitchen. The hallway has large windows with electric centralised shutters throughout. The ground floor master suite is enormous with fitted wardrobes, tiled floor, patio doors to the front garden, and modern bathroom suite with Italian shower, separat w,c The lounge/diner is also large with two windows and a door leading to the garden, exposed beams, stonework, and a log burner. Office with sliding glass metal door and a ground floor w,c Access to the first floor is the open staircase in the lounge...

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

exposed beams and aluminum double-glazed windows.

There is a separate staircase with access to the first floor, this could be rented out separately, access via an exterior door the modern staircase leads to a spacious landing, with space as an office and two very large bedrooms a bathroom and a w,c

The property has two stone garages with electric doors, concrete floors, and a mezzanine for storage. There is a paved area for seating and a garden table for al fresco dining. There is even a petanque court. Behind the garage is another hanger, for wood storage and a workshop.

Attached to the garage is also a very pretty stone building with an arched entrance, which again could be a small dwelling or a summer house.

The property is south-facing with a fabulous mature and manicured garden with trees and shrubs galore. To the left of the property is the vegetable plot and the orchard.

The current owner has sheep on the land to the rear and an area for wood storage.

The remainder of the land is behind the property and is partially constructible.

DIMENSIONS:

GROUND FLOOR:

KITCHEN: 22M2

UTILITY: 3M2

LIVING/DINING ROOM:55M2

BUREAU:6M2

BEDROOM 1: 18M2

BATHROOM: 7M2

W.C: 3M2

HALLWAY: 12M2

FIRST FLOOR:

BEDROOM 2: 22M2

BEDROOM3: 20M2

BEDROOM 4: 9M2

BEDROOM 5: 17M2

BEDROOM 6: 10M2

LANDING 19M2, SPACE FOR SEATING AREA OR OFFICE.

NOTES