

Beautiful restored stone country house, 3 bedrooms. Scope for enlargement. Large garden. In a small hamlet.



## INFORMATION

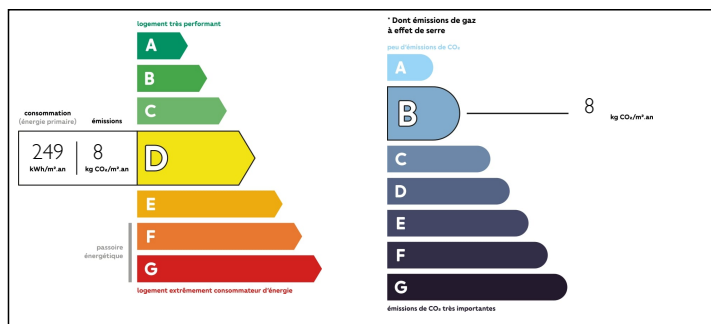
Town:	Noyal-Pontivy
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	156.33 m2
Plot Size:	5640 m2

## IN BRIEF

Offers invited on this stone farmhouse with 3 bedrooms. It is spacious and bright including a large living room with large modern fitted kitchen, master suite with dressing room and bathroom plus also an independent shower room and 2 toilets. An office and a laundry room or perhaps party room remain to be finished to your taste in order to completely make this quality house your own. Perfect as a family home or for bringing together different parts of the family. Could also create an income as gîtes or just be a fabulous holiday property. Adjoining open barn, divided into 2 rooms that can be used as a workshops or studio. You benefit from a magnificent enclosed landscaped garden with trees. Many extras including: motorised gate, solar panels whose production is resold to the grid and allows you to make a small income in addition. The whole is established...



## 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

Discover this large stone farmhouse located in a quiet hamlet near Pontivy in central Brittany. Ideal family home, family regroupement, gites or a superb holiday home.

Extensively renovated by the current owners it features a very large kitchen complete with exposed beams and a door to the south west facing terrace outside. The rest of the ground floor is composed of a large living room and dining room with two woodburning stoves and a lovely tiled floor. Additionally there is a downstairs WC. A large space neighbouring the kitchen (currently accessed by the exterior) has a concrete floor and is currently used as a utility room and storage but could be transformed into additional living space, linked directly to the kitchen.

Upstairs are three bedrooms, spacious and bright with views over the countryside. A master suite with dressing room and bathroom, two other bedrooms, plus an independent shower room with W.C. A section of the corridor also functions as a useful office space. Part of the flooring is in beautiful solid wood planks.

Outside is an adjoining open barn, equipped with two rooms that could be used as workshops or studios. The grounds benefit from a magnificent enclosed landscaped garden with trees. The current owners have also finished the driveway in a stylish two-colour tarmac.

Many extras including a motorized gate, solar panels whose production is resold and allows to make a small income, all on a large plot of 5640m<sup>2</sup>. A desirable bonus, there is...

## LOCAL TAXES

**Taxe foncière: 629 EUR**

## NOTES