

Wonderful, renovated house with 3 bedrooms located on the outskirts of Plouray, in Morbihan, central Brittany.



## INFORMATION

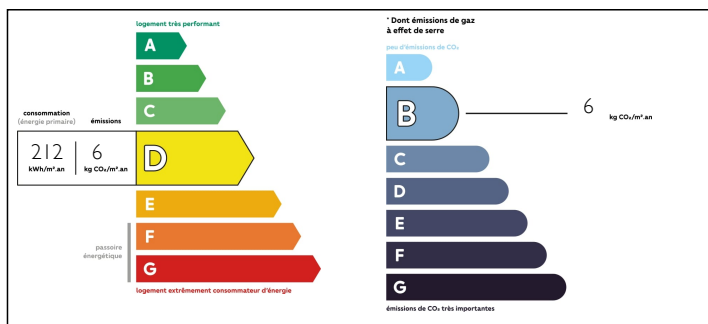
Town:	Plouray
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	133 m2
Plot Size:	1920 m2

## IN BRIEF

The house has two entrances with parking areas at each side. It can be accessed via either the back door to the kitchen or the front door via the porch. The porch has a seating area which leads to the fitted kitchen with a gorgeous Rayburn stove for cooking and heating. The house also has electric radiators in every room. The kitchen, the heart of the home, leads to the dining room with a sitting room at the far end, another sitting room which could also be used as a bedroom, a utility room and a w.c. Upstairs are there two bedrooms one with en-suite shower room and another bathroom with bath and a shower cubicle. The house sits on a plot 1920m2 with lawn, established shrubs and plants and is south facing.



## 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.



## LOCAL TAXES

Taxe foncière: **387 EUR**

## NOTES

## DESCRIPTION

Entering the house via the porch:

PORCH (4.4m x 2.2m) tiled floor, recessed spot lights in ceiling. Front door to:-

KITCHEN (5.7m x 3m) tiled floor, fitted units, wood fired Rayburn stove for cooking and heating. Window to side and door to side with access to garden.

DINING ROOM (3.8m x 3.6m) wood floor, window to back leads to:-

SITTING ROOM (4.3m x 3.6m) wood floor, window to front of the house.

BEDROOM 1 (5.8m x 4m) wood floor, currently used as a second sitting room with wood burner, window to the front and back of the house and doors to the side of the house.

LAUNDRY ROOM (1.5m x 4.5m) fitted units, sink. W.C. separate w.c. with wash hand basin. Understairs STORAGE.

Stairs from Kitchen lead to a large landing area with wood laminate flooring. leading to door to exterior steps down to the garden and internal doors leading to:-

BATHROOM (2.3m x 4.3m into eaves) wood laminate flooring, with bath, shower, sink and w.c. Velux window.

BEDROOM 2 (3m x 4m) wood laminate flooring, with double aspect windows to front and side.

BEDROOM 3 (5.3m x 4.3m into eaves) wood laminate flooring with window to one side and velux to the other side of the house.

EN-SUITE SHOWER ROOM (2m x 3m into eaves) wood laminate flooring with shower cubicle, sink and w.c. velux window to side.