

4 bedroom modern house with a garden in the village of Saint Barthélemy.



INFORMATION

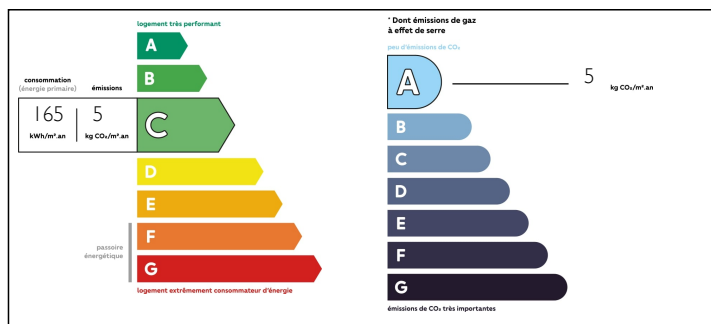
Town:	Saint-Barthélemy
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	833 m2

IN BRIEF

Detached house built in 2004, 117.5m2, 5 rooms (4 bedrooms), equipped kitchen, efficient insulation, wood burning stove and electric heating, 500m2 garden with a 30m2 terrace, private parking, shed, in Saint-Barthélemy, family-friendly neighborhood, close to schools and shops. This house is located in Saint-Barthélemy, a peaceful, family-friendly village, close to all amenities such as schools, shops, and much more. Just 10 minutes from Baud, close to Vannes and ideally located on the Lorient/Pontivy axis, it offers great access to all the major towns of Morbihan.



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.



LOCAL TAXES

Taxe foncière: 611 EUR

NOTES

DESCRIPTION

Allow us to introduce this splendid detached house built in 2004. Light and airy with a habitable surface area of 117.5m², this house exudes character and offers spacious and comfortable modern living.

Consisting of 5 rooms, including 4 bedrooms (two on the ground floor), a bathroom, and a WC, picture yourself living in this space, surrounded by family and friends, with all the comfort you need. The equipped kitchen is the ideal place to prepare delicious meals whilst entertaining guests.

The house boasts excellent energy performance thanks to good quality insulation and double-glazed wooden and aluminum windows, maintaining a pleasant temperature year-round. A wood burning stove and additional electric heating ensures your comfort during winter months.

Well situated on a fenced plot with a garden of approximately 500m², this house is perfect for garden lovers. The garden is ideal for outdoor activities and family gatherings. Additionally, the 30 sqm flagstone terrace offers space to relax while enjoying the garden view.

There is a private parking space for secure vehicle storage.

A garden shed on the property provides additional storage space, perfect for your gardening tools, bicycles etc.

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Contact us now to arrange a visit!
