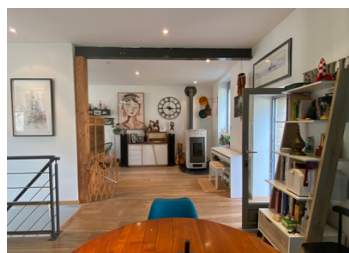


UNIQUE! In Ploërmel. Townhouse in the center with swimming-pool and garden.



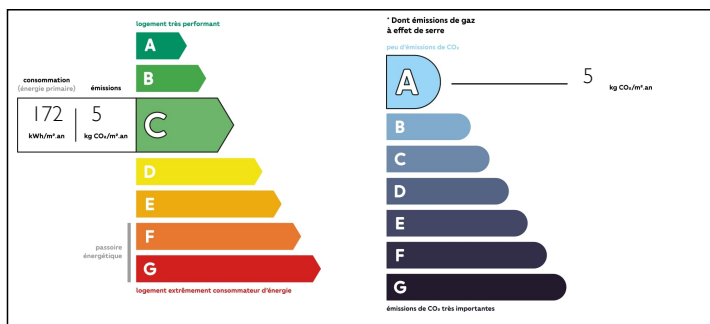
INFORMATION

| | |
|-------------|----------|
| Town: | Ploërmel |
| Department: | Morbihan |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 115 m2 |
| Plot Size: | 562 m2 |

IN BRIEF

On the Vannes:Rennes axis _ Right in the center of Ploërmel. This pretty house with garden, and outbuilding is absolutely perfect for a family or a first purchase. It offers on the ground floor a beautiful entrance, a bedroom, a bathroom, a separate toilet and a laundry room. On the first level, a beautiful flat space, very bright, opens onto the terrace and the garden, includes a kitchen open to the living/dining room with pellet stove. On the second level, a landing serves 3 bedrooms in the basement, a bathroom and toilet. Outside, dedicated parking. An enclosed, unobstructed garden with annexes. Small henhouse, vegetable garden. A little haven of peace and nature in the heart of the city.

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.



NOTES

DESCRIPTION

In the heart of the city.

Very well located, close to schools and shops. All journeys are possible on foot or by bike.

The house is a beautiful traditional building made of local stone and covered in natural slate. Tastefully decorated, it combines tradition and modernity.

It offers on the ground floor, an entrance, a bedroom with cupboard, a bathroom, a separate toilet and a laundry room.

A central staircase leads us to the first level, to an open space, fitted kitchen, a living room and a dining area with pellet stove.

Everything is bathed in through light and gives access to the terrace and the garden.

On the second level, a landing serves 3 bedrooms in the basement as well as a bathroom.

On the garden side, a summer kitchen, a workshop and the presence of a henhouse and a vegetable garden which will give you the impression of a little corner of the countryside in the heart of the city.

A place where it will be good to relax and spend time with family or friends.

RARE on the market, don't delay in visiting it!

GROUND FLOOR

Entrance: 5m²

Room 1: 15 m²

Bathroom: 4 m²

Laundry room

LEVEL 1

Plateau with Kitchen/Living Room/Dining Room: 50 m²

LEVEL 2

Bedroom 2: 8 m²

Bedroom 3: 11 m²

Bedroom 4: 10 m²

Bathroom: 7 m²

GARDEN: 500 m²