

UNDER OFFER!!! Modernity, Charm, Elegance. Modern house in residential area of Guer. Ideal for a Family.



INFORMATION

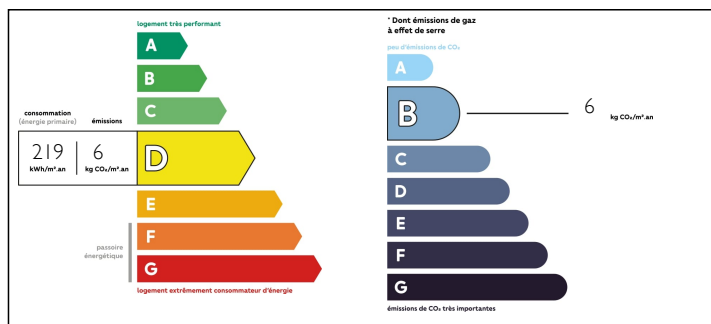
Town:	Guer
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	96 m2
Plot Size:	538 m2

IN BRIEF

On the Rennes/Vannes axis. Access to the "4 lanes" is easy and quick. Close to all amenities, schools, shops, leisure, health professionals. Military School of St Cyr Coëtquidan. Brocéliande forest. In a quiet and residential area of Guer, this beautiful 4-bedroom house offers on the ground floor, a living room with kitchen open to the living/dining room, a bedroom with private bathroom, a toilet. The entire ground floor offers openings onto the enclosed garden, all around the house. Upstairs, the landing leads to 3 beautiful bedrooms and a bathroom with bathtub as well as a separate toilet. The garage adjoining the house is accessible both from the inside and from the outside, it communicates with the garden and the house. It also offers a laundry area as well as a small attic. The garden with terrace is enclosed and goes around the house.



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

RARE!

On the border of the departments of Morbihan and Ille-et-Villaine, between the beautiful beaches of the Gulf of Morbihan and the mythical forest of Brocéliande, between sea and mysteries, is located this beautiful modern house.

Built in a quiet residential area with an evocative name, we can walk to schools and shops.

The fenced land with gate goes around the house.

As soon as you enter the door, you are greeted by a living room flooded with light, with modern and elegant furniture,

The latter consists of a living room with pellet stove, a dining room and a large open fitted kitchen.

Circulation is fluid and the spaces communicate with each other easily.

Double glazed windows open onto the garden at the front and rear of the house.

Also on the ground floor, you will find a bedroom with its private bathroom as well as a separate toilet. The staircase takes you upstairs to a landing which serves three bedrooms in the basement, of good size, as well as a separate bathroom and toilet.

In the annex, the adjoining garage with motorized door is accessible through the kitchen and communicates with the garden. It offers a laundry area and an attic where everything can find its place. In front of the garage you can also park 2 cars.

Outside, the garden is enclosed and surrounds the entire house.

The terrace is a plus and you could to spend and have good times with family or friends for a barbecue.

This beautiful house will charm you both...

LOCAL TAXES

Taxe foncière: 781 EUR

NOTES