

Cosy, yet spacious 2/3 bedroom cottage mixes traditional with modern living

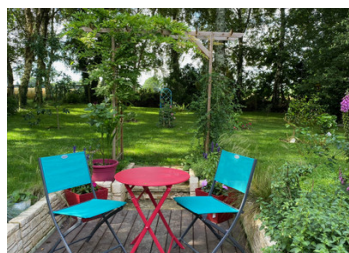


## INFORMATION

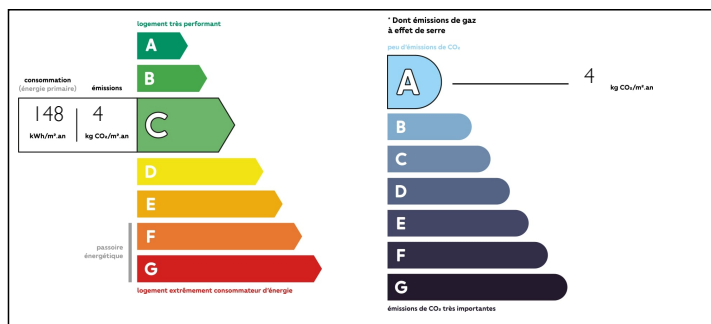
Town:	Ménéac
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	1840 m2

## IN BRIEF

This beautiful cottage, nestled in a small hamlet in the Breton countryside is in such a pretty spot. The combination of a characterful property with a modern kitchen and bedrooms with the sun flooding in. It is the middle cottage in a terrace of three and yet when you are inside it really does not feel like you are attached. The property is well insulated, has 4 air conditioning units - 1 in the lounge, 1 in each bedroom and one in the large room currently being used as a sewing room. The property is mainly double glazed but is the older style double glazing. There is a large water tank.

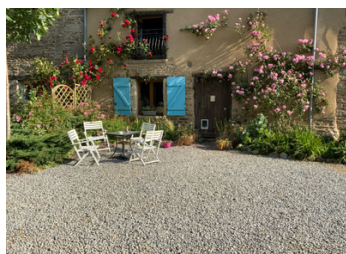


## ENERGY - DPE



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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

As you enter the property through a wooden gate there is ample parking in front of the house plus a shed currently used for wood storage.

Entering the large front door it leads straight into the cosy living room (7.325 x 6.163) which has a huge fireplace with a woodburner. At the rear of the property is a modern kitchen (6.784 x 3.181) with windows overlooking the back garden and patio doors. There is a door from the lounge leading to a laundry area (2.451 x 1.166) and a shower room (1.562 x 1.167) with a modern jet shower, toilet and sink plus a heated towel rail. There is a sliding door from the laundry to a large room that could be further renovated but is currently used for storage (3.439 x 3.043) 4.240 x 6.123) This room has both a door to the front of the house and to the rear.

Leading from the lounge is a wide, quality staircase to upstairs. There is a wide landing with original wood floors. (3.858 x 1.835) (1.460 x 2.405)

Bedroom 1 (3.646 x 5.764) a bright room with a window looking over the front of the house. It has original floors and an air conditioning unit supplying heat in the winter and cool air in the summer.

Bedroom 2 (3.712 x 2.732) once again a bright room with a cute juliet balcony to the front and original wood floors.

The tiled bathroom (2.053...

## LOCAL TAXES

Taxe foncière: **477 EUR**

## NOTES