

House comprising 1 lounge/living room, 1 kitchen, 4 bedrooms, 1 garage on 649 m of land.

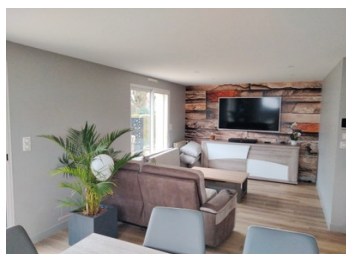
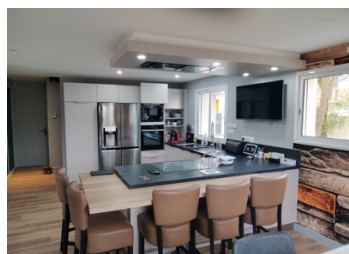


## INFORMATION

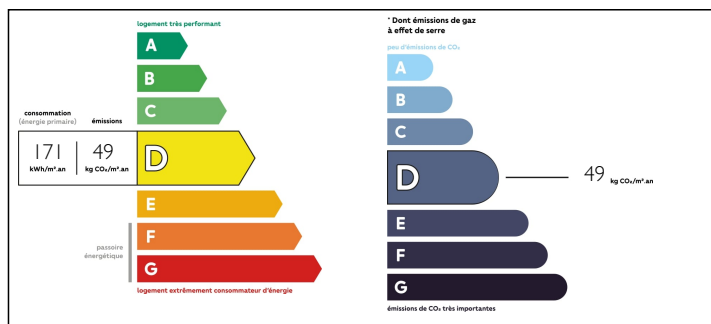
Town:	Taupont
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	649 m2

## IN BRIEF

Dwelling house comprising : Ground floor: 1 lounge/living room, 1 open-plan kitchen, toilet, bathroom, utility room, boiler room, garage. First floor: 4 bedrooms, 1 bathroom, toilet.

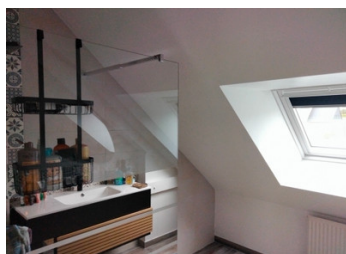


## ENERGY - DPE



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

This 130 m2 house is within walking distance of the Lac au Duc and the water sports centre, and has a lovely fully enclosed landscaped garden. The ground floor comprises an entrance hall with cupboard leading to a superb fitted and equipped kitchen opening onto a large lounge/living room opening onto a pleasant terrace, a shower room, a room used as a utility room and cellar, a wc and a boiler room. Upstairs are four bedrooms, a shower room and a toilet. A lean-to attached to the house and a garden shed. Connected interior and exterior lighting. The proximity of this house to all the shops, schools and leisure facilities, as well as its geographical location (VANNES-RENNES...) are great advantages.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES