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Townhouse for sale in Morbihan - VIRTUAL TOUR

Ploërdut , Morbihan , Brittany



€192,500

inc. of agency fees

5 Beds 3 Baths 345 sqm 0.06 ha

AUCTION 19 September 2024 with Guide Price 200,000€ plus Buyer's Premium of 5% plus TVA (minimum 5,000€ plus TVA) and Notaire's fees....

At a Glance

Reference	MFH-NORF01863	Near to	Ploërdut	Price	€192,500
Bed	5	Bath	3	Hab.Space	345 sqm
Land	0.06 ha	Pool	No	Land Tax	N/A

Property Description

AUCTION 19 September 2024 with Guide Price 200,000€ plus Buyer's Premium of 5% plus TVA (minimum 5,000€ plus TVA) and Notaire's fees. THIS IS FOR THE TWO PROPERTIES TOGETHER (1863a)

Traditional market price WAS 192,500€ including Agency fees – GRAB YOURSELF A BARGAIN! –

Substantial renovated 5 bedroom village house with gym in Brittany

This house has been completely renovated by the present owner including a new roof, wiring, double glazed windows with electric shutters, new kitchen and bathrooms. It can also be purchased with the adjoining house - [click here](#) for details.

This property is situated in the Morbihan region of Brittany. The village is in the Community of Communes of the Pays du Roi Morvan (CCPRM) and is within about a 30 minute drive of the Medieval market towns of Pontivy and Josselin. The Morbihan coast is less than an hour's drive. Within the village there is a small general store, a creperie, a couple of bars and a restaurant. The village is steeped in history and it was created in the 6th Century and there are references to a Monastic Community. There are several ancient chapels to visit and plenty of hiking trails. The village is classified as a Rural Heritage Municipality of Brittany. The airports of Dinard, Brest and Rennes offer direct flights to and from the UK. The nearest ferry ports are St Malo and Roscoff, but Cherbourg, Calais and Caen are other possible options. Drivers will find Ploërdut just off the D138 and D132 roads. The nearest major road is the N164.

[here](#)

THE ACCOMMODATION COMPRISES:

On the Ground Floor -

Gym 6.36 x 4.42m Obscure glazed window and door to front elevation. Tiled floor. Stairs to first floor. Electrics. Door to:

Basement 11.02 x 4.61m Obscure glazed window to front elevation. Hot water cylinder. Space and plumbing for washing machine. Concrete floor.

Lounge 8.61 x 6.31m (max) 2 large windows to front and 2 windows to rear elevations. Laminate flooring. Fuseboard. Inset spotlights. Convector heater.

Cloakroom Vanity basin. WC. Urinal. Tiled floor. Vent.

Kitchen/Dining Room 8.64 x 6.25m Partly glazed door and 2 windows to front elevation. Tiled floor. Fireplace with inset woodburner. Fuseboard. Inset spotlights. Central island with stainless steel sink with mixer tap. Space and plumbing for dishwasher. 4 ring gas hob with extractor hood over. Built-in oven. Further matching base and wall units, worktops and tiled splashback. Stairs to first floor with storage cupboard housing hot water cylinder.

On the First Floor - (via stairs from the Kitchen)

Mezzanine Lounge/Study Area 6.23 x 4.30m Window to front elevation. Ornamental fireplace. Convector heater. Wood flooring. Obscure glazed window to Wood flooring. Convector heater.

On the First Floor - (via stairs from Gym)

Landing Wood flooring. Stairs to second floor.

Bathroom 3.48 x 1.89m Window to rear elevation. Vanity unit. Cupboard housing hot water cylinder. Fully tiled. Shower. WC. Bath with mixer tap.

Bedroom 2 4.43 x 4.38m Window to front elevation. Electric radiator. Wood flooring. Inset spotlights. Door to en-suite and :

Walk-in Storage Room 2.16 x 1.90m (ideal for dressing room)

En-Suite Shower Room 2.15 x 1.87m Fully tiled. Extractor fan. Vanity unit. Shower. Toilet.

Bedroom 3 4.24 x 3.43m Window to front elevation. Wood flooring. Electric radiator.

Bedroom 4 4.36 x 3.93m Window to front elevation. Wood flooring. Electric radiator. Fuseboard.

On the Second Floor -

Games Room/Yoga Studio 16.44 x 4.00m Exposed "A" frame. Wood flooring. Sloping ceiling. 3 Velux windows to front and rear elevation. Door to:

Sitting Room 5.44 x 4.00m Exposed "A" frame. Wood flooring. Sloping ceiling. Velux to the front and rear elevations.

OUTSIDE :

The current owner rents an adjoining garden of 608m² from the Commune for 60€ per year.

ADDITIONAL INFORMATION :

Mains drainage, water, electricity and telephone. Fibre optic internet connection available. The heating is provided by electric radiators. There is an electric hot water cylinder. Double glazed windows with electric shutters.

FINANCIAL DETAILS :

Taxes Foncières : 652€ per annum

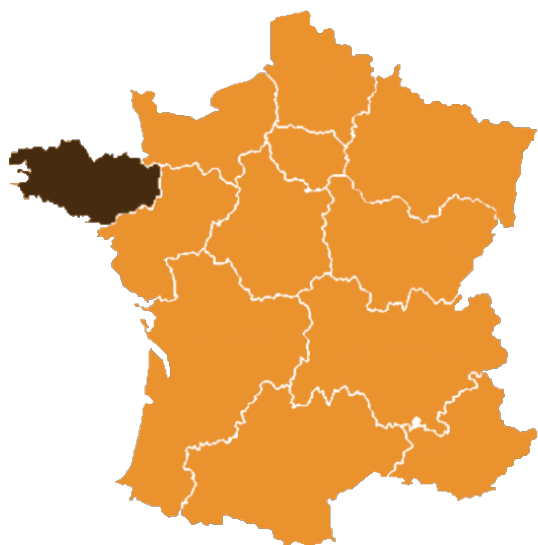
Summary

Property type:	Town house
Bedrooms:	5
Bathrooms	3
Price	€192,500

Key Information

Internal Area:	345 sqm
Land Area:	0.06 ha

Location: Brittany

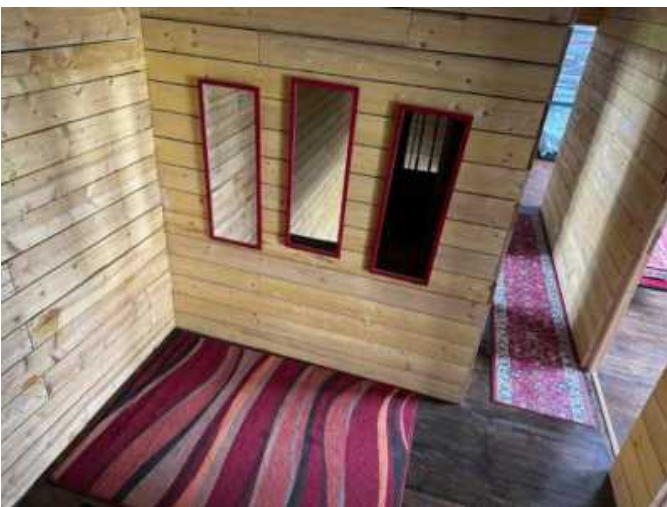


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C. BAUER – Sunday Times

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