

# AR-GÊR Immobilier



Neo-Breton house with 3 double bedrooms plus a further room which would make a single bedroom, one of the bedrooms is on the ground floor with an en-suite shower room, large lounge/dining room, well equipped kitchen, conservatory leading to sun terrace and good sized garden with countryside views and is just 1.5 km from the centre of Saint-Gilles Pligeaux where there is a Bar/ restaurant with supermarket, bar and school. The house has oil central...

3 Bedrooms

Total area 2195m<sup>2</sup>

Habitable area 82m<sup>2</sup>

(Reference: AG-201517)

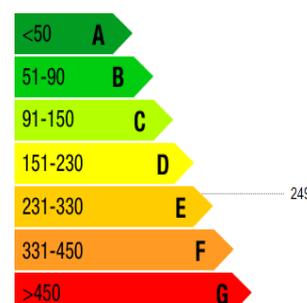
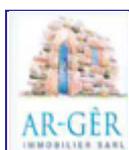
## 107000 € FAI

Prix net vendeur **100000 €**  
Négociation agence: **7% TTC**

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Entrance hall. 3.46 x 2.07 + 2.06 x 0.90 + 0.97 x 0.86 (9.87m<sup>2</sup>). Tiled floor. 2 radiators. Stairs to 1st floor. Window.

Kitchen. 3.41 x 2.43 (8.28m<sup>2</sup>). Well-equipped white fitted kitchen with built in appliances. Wood work surface. Double Butlers style ceramic sink. Window overlooking front garden. Tiled splashback. Tiled floor.

Lounge/diner. 6.36 x 3.09 (19.71m<sup>2</sup>). Tiled floor. Double doors leading to terrace. Double doors leading to conservatory. Chimney- not currently in use. Radiator.

Conservatory. 3.84 x 3.24 (12.48m<sup>2</sup>). Views over countryside. Double doors to terrace. Radiator.

Bedroom 1. 3.06 x 2.99 (9.19m<sup>2</sup>). Laminate floor covering. Window to terrace. Clothes storage area either side of doorway to en-suite.

En-suite bathroom. 2.43 x 1.82 (4.44m<sup>2</sup>). Tiled floor. Ladder style towel warmer. Window. Bath with shower mixer tap and glass screen. Low level WC. Hand wash basin.

Toilet. 1.49 x 1.00 (1.49m<sup>2</sup>). Low level WC. Hand wash basin. Tiled floor. Window.

Stairs to 1st floor. 2.15 x 1.03 + 1.46 x 0.88 (3.49m<sup>2</sup>).

Landing. 3.0 x 0.89 (2.73m<sup>2</sup>).

Bedroom 2. 3.16 x 2.92 (9.27m<sup>2</sup>) Floor area 4.08 x 2.92 (11.92m<sup>2</sup>). Carpet floor covering. Window. Radiator.

Bedroom 3. 3.06 x 3.13 (9.59m<sup>2</sup>). Floor area 4.12 x 3.06 (12.60m<sup>2</sup>). 2 windows. Radiator. Carpet floor covering. Hand wash basin.

Room. 2.95 x 1.04 (3.07m<sup>2</sup>). Floor area 2.95 x 2.09 (6,16m<sup>2</sup>). Carpet floor covering, Window. Radiator.

Shower room. 1.85 x 0.88 (1.63m<sup>2</sup>) Floor area. 1.96 x 1.85 (3.62m<sup>2</sup>). Shower cubicle. Low level WC. Velux type roof window. Wooden floor boards.

Basement.

Room. 4.96 x 2.54 (11.95m<sup>2</sup>) Window.

Room 3.00 x 1.05 + 3.43 x 2.96 13.32m<sup>2</sup>). Window. Central heating boiler.

Garage. 9.37 x 3.19 (29.89m<sup>2</sup>).

Exterior.

Land area 2195m<sup>2</sup>.

Large sun terrace, part covered with tiled surface, uncovered decked area with steps down to garden. Area with raised beds for vegetable growing. Poly tunnel and shed. Parking to front of house. Lawn. Shrubs, trees and hedging.

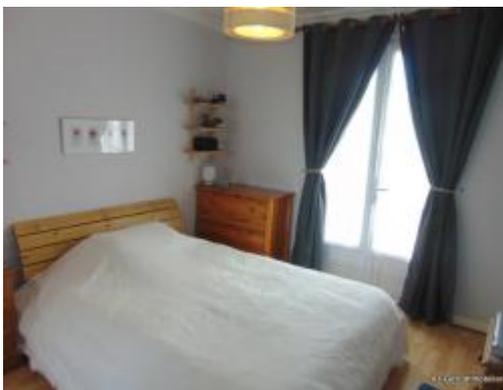
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