



## A permanent or second home with real character and style

Deceptively large, much loved house is located in a small and friendly hamlet; close to the coast; local town and amenities. Ideal as either a holiday home or permanent home, with three good sized bedrooms, unique BBQ/entertaining area and bags of character, this property really feels like a ?home? as . . .

**Town:** Monteneuf  
**Dept:** Morbihan  
**Plot size (m2):** 957  
**Habitable (m2):** 112  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** Lynne Bardell

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### MAIN HOUSE:

#### GROUND FLOOR

Lounge with wood burner and fireplace

Dining area

Fitted kitchen

Reading area with three large book cases and storage for DVDs/CDs

Inbuilt storage under the stairs

Bathroom with bath and over head shower, WC, basin and storage

Utility area with Breton tiles and further storage and door to rear garden

#### FIRST FLOOR:

Bedroom 1 large double with views of the garden and storage

Bedroom 2 double with storage

Bedroom 3 family sized bedroom, with room for a double bed plus single bed, plenty of storage and part of the area could be converted into an ensuite bathroom.

WC

All bedrooms and hallway have wood parquet flooring.

#### LAND:

There is a unique entertainment/BBQ area to one side of the property, as well as a covered entertaining area and a mature, lawned garden at the rear, which is large enough for a family to enjoy yet also a manageable size for a holiday home. There is ample parking at the side and rear of the property and a garage to the rear.

The views from the front and sides are all stunning countryside, ideal for walking, relaxing or nature watching.



## La Rochebeaucourt

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