

OFFER ACCEPTED! Imposing 4 bedroomed property set in just under, 9000m2 of woodland and garden.

EXCLUSIVE

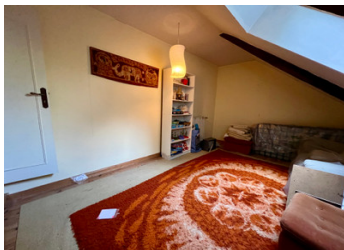


INFORMATION

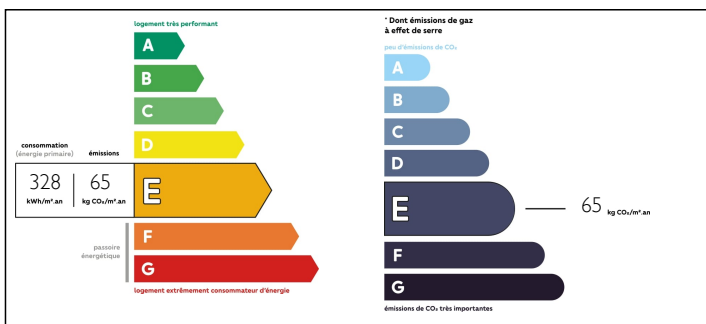
Town:	Priziac
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	125 m2
Plot Size:	8932 m2

IN BRIEF

This impressive 4 bedroomed home sits between the bustling small town of Le Faouet and Priziac with it's lovely lake. Just a stones thrown from the pretty river L'Elle. Surrounded by woodland with just one near neighbour. The property offers accommodation over 2 floors, but with space to expand into the loft area. Outside there is also another building which, subject to planning, could possibly be more accommodation. Alternatively, it is perfect as a store or games room etc. There is a front and side garden and also a patch of woodland to the side and rear of the property.

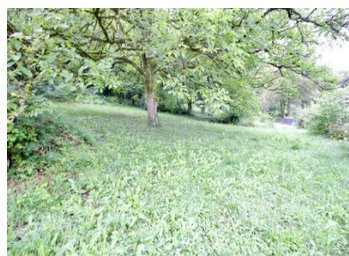


ENERGY - DPE



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

Ground Floor -

Living Room - 48,5 m²

Kitchen - 10 m²

Hall - 2 m²

WC

1st Floor

4 Bedrooms - 22,8m², 2 x 12,4 m² 12,5 m²

Bathroom 5 m²

Shower room 2 m²WC

Garage 17 m², door into hallway.

Indepentant building with electricity and water 24 m² the ground floor with loft.

Sloping garden with outside tap and large wooded area.

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

LOCAL TAXES

Taxe foncière: 448 EUR

Taxe habitation: 448 EUR

NOTES