

Four bedroom, detached, contemporary home & garage in a quiet hamlet, well located just 7 km from La Roche Bernard. An affordable, well proportioned property with a...

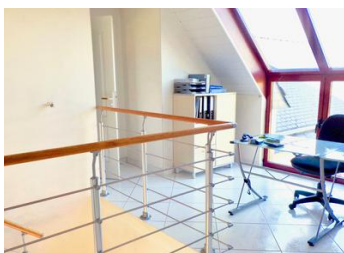


## INFORMATION

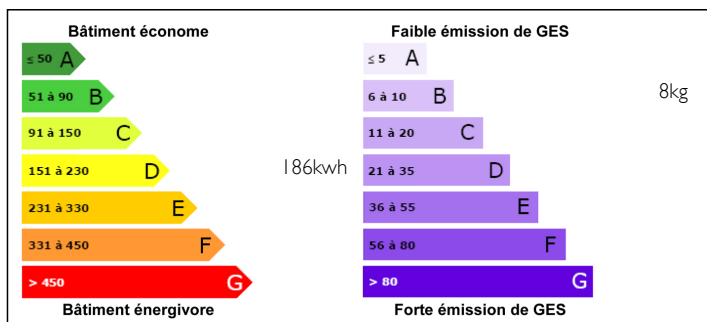
Town:	MARZAN
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	124 m2
Plot Size:	2800 m2

## IN BRIEF

A good sized home in a very handy location for sailors or a well placed investment property if hoping to earn an income from holiday lets. Will work equally well as a permanent residence or holiday home.



## 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

Entrance  
Open plan living room with overlooking fitted kitchen with dining area  
WC  
Shower room  
Bedroom

### FIRST FLOOR

Landing used as open plan office  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family bathroom  
WC

### OUTBUILDINGS

Attached garage with utility area and overhead attic  
Garden shed  
Kennels

\*\*\* FURTHER DETAILS AVAILABLE ON REQUEST \*\*\*

### EXTERNALS

The garden consists of a parking area and a large lawn

### LOCATION:

4 km centre Marzan  
7 km port & market town of La Roche Bernard  
25 km Pénestin  
27 km Damgan  
45 km mediaeval town of Vannes  
90 km Nantes airport  
95 km Rennes airport  
160 km St Malo

## LOCAL TAXES

**Taxe foncière: 700 EUR**

**Taxe habitation: 465 EUR**

## NOTES