

5 bed stylishly renovated longère & adjoining studio. An elegant residence with 1+ hectare of land.



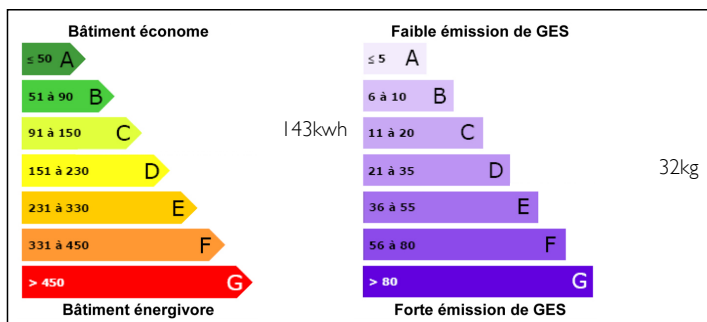
## INFORMATION

Town:	MALANSAC
Department:	Morbihan
Bed:	6
Bath:	4
Floor:	292 m2
Plot Size:	10680 m2

## IN BRIEF

An impressive driveway leads to a quite splendid property of huge proportions. Beams & exposed stone combine the traditional with a contemporary edge due to the high ceilinged rooms flooded with light, the stylish bathrooms & modern kitchen. A further 112m<sup>2</sup> loft conversion is also possible.

## 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

### PRINCIPLE RESIDENCE

#### GROUND FLOOR

Open plan lounge with feature fireplace, woodburner & ceiling high doors opening onto the garden.

Lounge 2

Dining room

The above rooms are separated by tall archways which allow continuity and emphasise the sheer size of the property.

Fully fitted, equipped, modern kitchen with insert fireplace.

WC

Laundry room

WC with handbasin

Wine cellar

#### FIRST FLOOR:

Bedroom 1

Neighbouring shower room with double sink, vanity unit, heated towel rail & shower cubicle.

Bedroom 2 with attached dressing room.

Office.

Bedroom 3 with attached dressing room.

WC

Bedroom 4

Neighbouring bathroom with bathtub, overhead shower & double sink in fitted washstand.

If wishing to develop the property as a B&B it would be possible to install an ensuite shower room for each bedroom by converting the dressing rooms & office.

#### MASTER SUITE

Master bedroom (5)

Ensuite bathroom with spa bath, wash basin, WC & heated towel rail.

## LOCAL TAXES

Taxe foncière:

1468 EUR

## NOTES