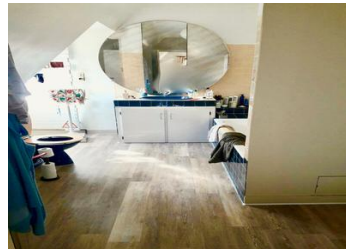
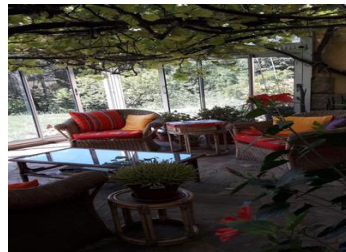


Spacious, superior standard, Neo-Breton home set in 10+ hectares of partly wooded land near the south Brittany coast. A country estate complete with river, valleys, far...



INFORMATION

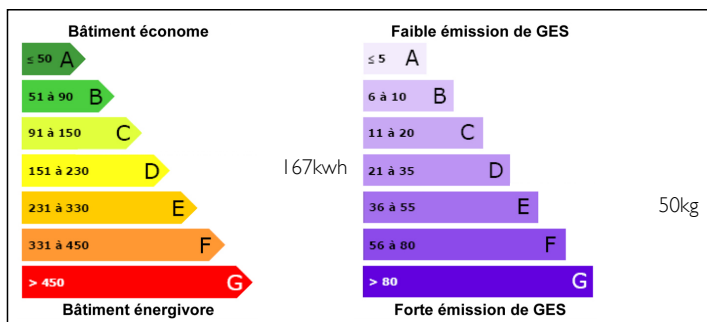
Town:	MUZILLAC
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	310 m2
Plot Size:	109273 m2



IN BRIEF

Incredibly spacious, room to extend further into attic space, a versatile 170 m² basement, land suitable for horses or livestock, outbuildings & kennels to refurbish. ½ km from the nearest neighbours yet just 2 km from a lively market town.

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

Grand entrance hall
Lounge & attached open plan dining area
Conservatory
Equipped kitchen with dining area
Shower room with WC
Utility area
Bedroom 1
Bedroom 2 currently used as a spacious office

FIRST FLOOR

Mezzanine
Bedroom 3
Bedroom 4
Bedroom 5
Bathroom with WC
Attic large enough to create a further three bedrooms and bathroom

BASEMENT

Garage with parking space for multiple vehicles
Wine cellar
Storage rooms
Workshop

OUTBUILDINGS

Hangar
Outbuilding
5 Kennels with pens requiring some refurbishment

*** FURTHER DETAILS AVAILABLE ON REQUEST ***

EXTERNALS

A gravelled driveway leads to a large parking area
An immense country estate surrounds the property.
A river divides it, with woodland to one side and open fields to the other. There are views across a

LOCAL TAXES

Taxe foncière: 2190 EUR

Taxe habitation: 1970 EUR

NOTES