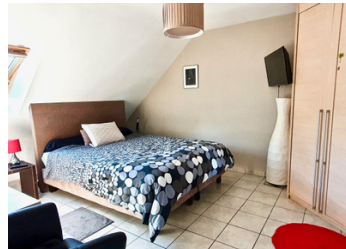


Immaculate, spacious village 4-5 bedroom house, gîte and heated indoor pool. 15 minutes from beaches.



INFORMATION

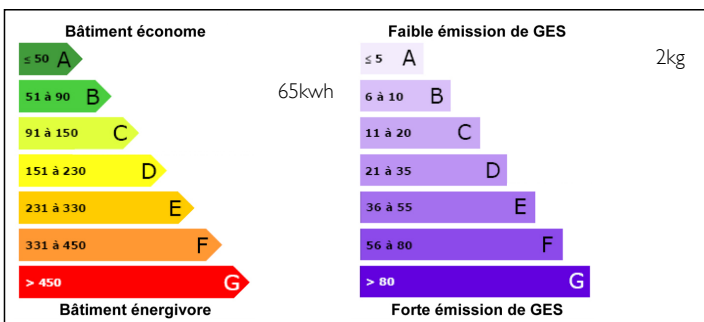
Town:	Marzan
Department:	Morbihan
Bed:	7
Bath:	2
Floor:	217 m ²
Plot Size:	6714 m ²



IN BRIEF

An impressive house with high standard, comfortable family accommodation and a proven income from the gîte. Extensive, enclosed grounds consisting of lawned garden with 2 patios and plenty of parking space. This would also work equally well if wishing to set up a business from home with attached premises. So near the beach, 5 minutes from a lively market town and village amenities on foot. Still reading? Book a viewing!

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

MAIN HOUSE

GROUND FLOOR

Entrance hall

WC

Lounge-diner opening onto the patio

Equipped, fitted kitchen

Utility area

FIRST FLOOR

Bedroom 1

Bedroom 2 with built-in wardrobe

WC

Bathroom with corner bath, overhead shower and double wash stand

Corridor

Office with built-in storage – could serve as a child's bedroom

Bedroom 3

Walk in dressing room

Bedroom 4 – currently used as a games room

GITE

Entrance hall

WC and utility area

Lounge with corner kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Pool room – heated swimming pool, wet room, 2 changing rooms, pool house

OUTBUILDING

Detached workshop

EXTERNALS

Lawned garden divided between the house & gîte, each with patio

Large parking area

LOCATION:

0,5 km village centre

LOCAL TAXES

Taxe foncière:

986 EUR

NOTES