LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38887DEM56 Price: 250 000 EUR

agency fees to be paid by the seller

Charming maison du maître in a quiet hamlet, with swimming pool, outbuildings and orchard, near Pluméliau.

EXCLUSIVE







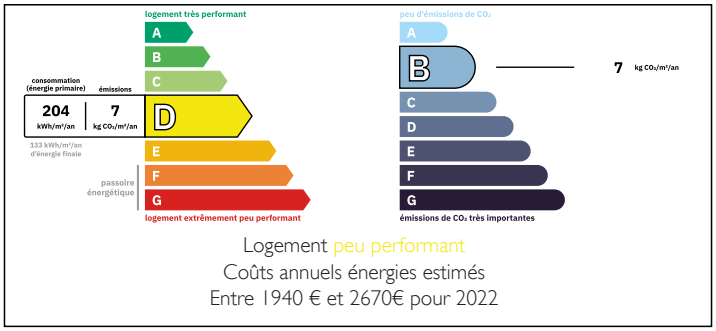








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1940 € et 2670€ pour 2022

INFORMATION

Town:	Pluméliau-Bieuzy
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	124 m2
Plot Size:	4985 m2

IN BRIEF

Charming Stone home with Pool, Outbuildings & Large Garden – Brittany. Tucked away at the end of a quiet lane, this south-facing stone house offers space, privacy and authentic French countryside living, just minutes from the popular town of Pluméliau-Bieuzy.

The house features a bright living room with wood-burning stove, a generous family kitchen, and three bedrooms (one en-suite), inclding additional guest space in the converted attic.

Set in nearly 5,000 m² of grounds, the property includes a swimming pool, orchard, traditional bread oven and two large outbuildings, ideal for guest accommodation if renovated, workshops or a lifestyle business.

- Perfect as a permanent home, holiday retreat or rental project

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.

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LOCAL TAXES

Taxe foncière:	**1045 EUR**

NOTES

DESCRIPTION

At the heart of a quiet hamlet at the end of a lane, this property and its large gardens offer total calm and privacy. The main house is south facing and with the large windows and generously proportioned rooms, is bathed with light within. A large living room with wood burning stove and a grand family size kitchen offer lots of space for entertaining. A third room currently used for storage could become a media room or ground floor bedroom. Via a passage under the original hand carved wooden staircase you arrive in a large laundry room with a WC, and a garden workshop next to it (with direct access to the exterior).

Upstairs are two large, luminous bedrooms, each with an original fireplace. Once bedroom has an ensuite shower room and WC fitted in 2011. A second shower room and WC accessed directly from the landing serves the other bedroom.

On the top floor is a large attic room currently used as a bedroom/dorm. This features two heating sources meaning it could be divided into two rooms if desired.

There are two large outbuildings. The first is attached to the property and was previously used to keep animals. The space within is vast and the first floor is supported by steel beams - it could be transformed into a multitude of uses if so desired.

The second outbuilding would have originally been part habitation, part used for animals and features some original carved stone and ironwork details...