

Detached house comprising 1 kitchen, 1 lounge, 4 bedrooms, 2 bathrooms, 1 double garage, 1 swimming pool.



## INFORMATION

Town:	Mauron
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	1264 m <sup>2</sup>

## IN BRIEF

Charming stone house with a slate roof and swimming pool  
On the edge of the Brocéliande forest.

The house offers beautiful spaces and a harmonious layout:

A spacious and welcoming living room with a wood-burning stove and an open-plan fitted kitchen leading to the dining room.

A lounge with a fireplace

Upstairs sleeping areas:

The house has four lovely bedrooms, including:  
A master suite with a dressing room and bathroom.  
A mezzanine that can be used as a bedroom or relaxation area.

Two additional bedrooms.

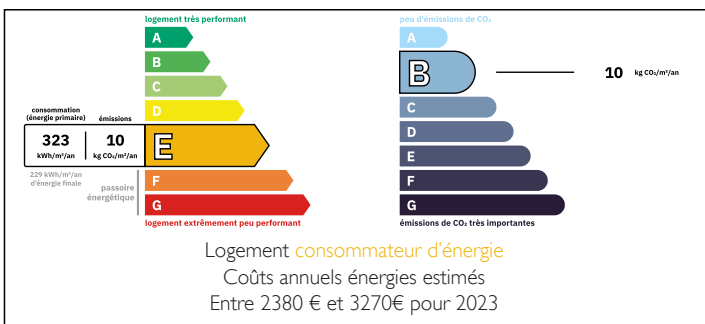
A bathroom.

Outside:

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.

## ENERGY - DPE





## DESCRIPTION

Characterful Purple Stone Residence – Elegance and Art of Living at the Gateway to Brocéliande and Arthurian Legends.

Secluded and nestled in a protected natural environment, this superb characterful house, built of local stone with shades of purple, flourishes in the countryside, on the edge of the mythical Brocéliande forest.

A rare find combining authenticity, light, and a gentle way of life.

Ideally located on the Ploërmel-Rennes axis, the property benefits from a strategic location, combining absolute tranquility with the immediate proximity of a town offering all amenities (shops, schools, services).

Facing due south, the residence enjoys optimal sunshine and remarkable natural light throughout the day.

Swimming pool and outdoor terrace.

An authentic and refined residence.

From the moment you enter, you are captivated by the generous proportions, the noble materials, and the warm atmosphere characteristic of a truly characterful home. The ground floor is centered around a spacious, bright, and welcoming living area, the true heart of the home, with its open-plan kitchen, ideal for entertaining.

The bright, elegant, and inviting living room, complete with a fireplace and wood-burning stove, is perfect for relaxing with family and friends.

Upstairs, wooden stairs lead to the bedrooms, which combine originality, comfort, and privacy.

The house offers four bedrooms.

On one side, a master suite with a dressing room and its own bathroom with toilet, providing a private and comfortable space.

On the other side, two bedrooms... and a mezzanine bedroom that can also serve as a relaxation area.

A separate bathroom with toilet.

## LOCAL TAXES

Taxe foncière: **631 EUR**

Taxe habitation: **EUR**

## NOTES