

Stunning 18th century stone property with garden in the centre of an historic village. 15 minutes beaches.



INFORMATION

Town:	Noyal-Muzillac
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	193 m2
Plot Size:	380 m2



IN BRIEF

GROUND FLOOR

Entrance hall
Lounge with open granite fireplace and open plan kitchen
Room 2 with original open fireplace
Room 3

(The layout lends itself very easily to a potential professional premises).

FIRST FLOOR

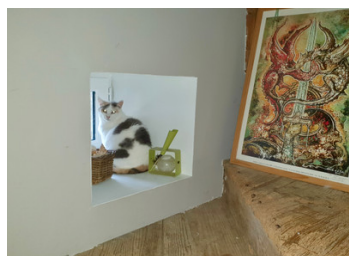
Landing
Bedroom 1
Bedroom 2
Smaller room
Shower room with WC
Dressing room

ENERGY - DPE

DPE blank.

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

SECOND FLOOR

Immense 3rd bedroom
Dressing room

OUTBUILDINGS

Stone annexe
Wine cellar

EXTERNALS

The house is set within an enclosed 380 m² garden, including west facing terrace from which to enjoy the sunset.

LOCATION

Village centre ; of great historical interest due to its links with the knights of the templar. In the opposite direction is the Atlantic ocean and its stunning coastline.

0 km Village centre which boasts a bakery, general store, restaurants & schools.

12 km nearest beach

12 km nearest large supermarket

85 km airport Nantes

90 km airport Rennes

175 km St Malo

450 km Paris

LOCAL TAXES

Taxe foncière: 1076 EUR

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>