

## Historic house in Morlaix town centre with large garden



## INFORMATION

Town:	Morlaix
Department:	Finistère
Bed:	4
Bath:	2
Floor:	189 m <sup>2</sup>
Plot Size:	1011 m <sup>2</sup>

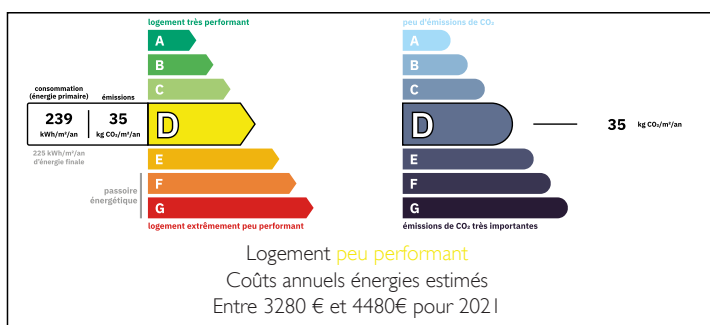
## IN BRIEF

In the centre of Morlaix, you're sure to fall in love with this house steeped in history, whose first occupant was probably a linen merchant in the 17th century.

The extensions date back to the 18th century, as does the outbuilding.

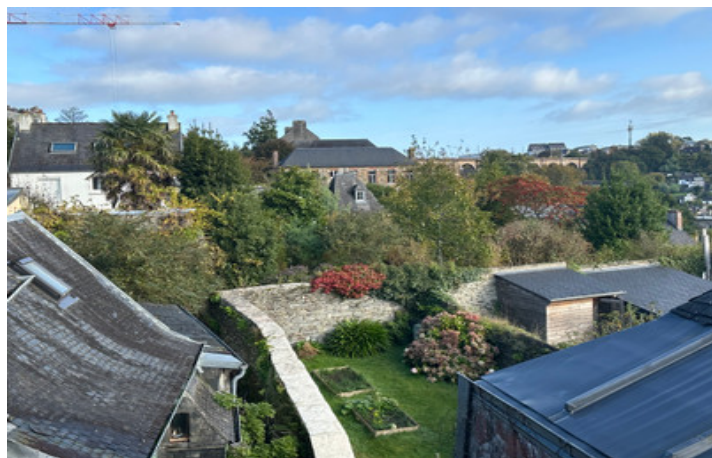
The last part of the house was renovated 15 years ago. Double access from the main street and the street to the rear, large garden with trees and panoramic views. Landscaping possible. 360° views and details on request.

## 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

The surface areas of the main rooms are as follows:  
Ground floor: reception room with fireplace, overlooking the street: 36 m<sup>2</sup>  
Kitchen (half-landing 1): 18 m<sup>2</sup> with access to the garden via stairs  
First floor: living room/office with fireplace: 40 m<sup>2</sup>  
Bedroom (half-landing 2): 20 m<sup>2</sup>  
Shower room/bathroom/WC (half landing 2): 12 m<sup>2</sup>  
Laundry room (half landing 2): 5 m<sup>2</sup> Garden access  
On the 2nd floor: living room/bedroom/shower room/toilet: 43 m<sup>2</sup>  
Attic workshop: 19 m<sup>2</sup>  
Attic: office/bedroom: 9 m<sup>2</sup>  
Attic loft: 20 m<sup>2</sup>  
Garden outbuilding: ground floor: 18 m<sup>2</sup> + attic

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

## LOCAL TAXES

Taxe foncière:	1441 EUR
Taxe habitation:	EUR

## NOTES