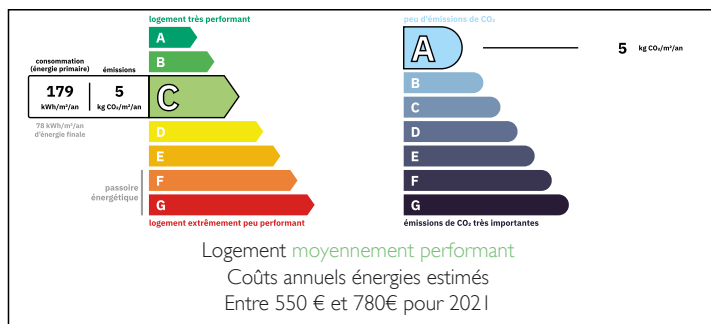


Riverside 2 Bed house & garden on private estate next to the port. Ideal investment or holiday home.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Arzal
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	46 m ²
Plot Size:	34 m ²

IN BRIEF

A well presented, affordable home in a prime location near to the coast, well located to access local facilities.

GROUND FLOOR

Entrance hall

Open plan sitting-dining room with kitchenette & storage

WC

FIRST FLOOR

Landing

Bathroom with bath & sink

Double bedroom

Single bedroom, currently doubling as an office

PARKING SPACE

Allocated private parking space.

OUTBUILDING

External cellar with ample storage.

EXTERIOR

Small, attached, enclosed garden to the rear comprising a paved patio area & low maintenance

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.

35 km Vannes

80 km Nantes airport

110 km Rennes airport

165 km St Malo

440 km Paris

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 608 488 All prices include agency fees.

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DESCRIPTION

MORBIHAN

This property is situated in the Morbihan, the Southern most département of Brittany. This is a popular investment area & a thriving tourist destination. This region enjoys a warm climate, a dramatic, rugged coastline, long sandy beaches; both tourist hot spots and secluded bays, plus the inland delights of its many pretty villages. Sailing, golf and equestrian sports are available in the local area. South Brittany is located far enough away from the UK to really feel 'abroad' but is close enough to offer the security of knowing family & friends are not too far away at all. Possibly the best-served area of France for travel links. This is one of the few areas accessible via ferry or air. You will be able to access your home in Brittany by air from North & South England, Wales & Ireland via budget airlines. Air Travel possible from Nantes & Rennes. By Sea – St Malo, Cherbourg, Caen, Le Havre, Roscoff. The area also has excellent TGV links to Paris, and the UK. Book your viewing!

Co-owned building of 343 units
Provisional annual charges: 500€

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

LOCAL TAXES

Taxe foncière: 399 EUR

Taxe habitation: EUR

NOTES