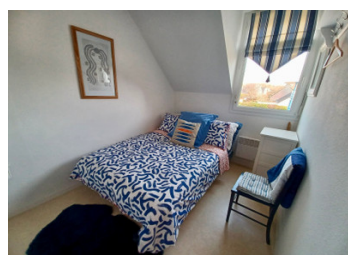
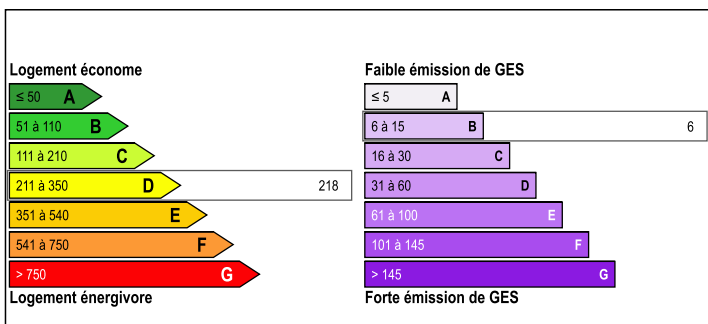


2 Bed house & garden, garage & parking space next to the harbour. Holiday home or investment. 8km beaches.

EXCLUSIVE



ENERGY - DPE



INFORMATION

| | |
|-------------|----------|
| Town: | Arzal |
| Department: | Morbihan |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 40 m2 |
| Plot Size: | 20 m2 |

IN BRIEF

An affordable home in a sought after location near to the coast with the port, & all associated facilities (restaurants, shop etc.) on foot.

HOUSE GROUND FLOOR

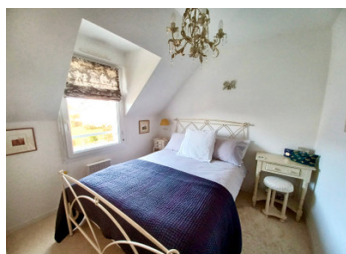
Entrance hall
Open plan sitting-dining room with kitchenette & storage
WC with hand basin

FIRST FLOOR
Landing
Bathroom with shower cubicle, WC & sink
Double bedroom with bespoke storage
Bedroom 2

EXTERIOR
Mature, landscaped, enclosed, south facing garden to

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

LOCATION

0 km : Arzal marina with moorings, shop, bars, restaurants, pleasure boats
1.8 km Village centre
8 km La Roche Bernard
8 km nearest beach, Pénestin
21 km Damgan
35 km Vannes
80 km Nantes airport
110 km Rennes airport
165 km St Malo
440 km Paris

Located on a private estate overlooking the Arzal marina, this attractively priced property has all facilities on the doorstep, is accessible on foot to the village centre, and is just 7 minutes from a choice of beaches.

LOCAL TAXES

Taxe foncière: 456 EUR

Taxe habitation: EUR

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....

NOTES