

Spacious maison du maître in a quiet hamlet, with swimming pool, outbuildings and orchard, near Pluméliau.

EXCLUSIVE



## INFORMATION

Town:	Pluméliau-Bieuzy
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	124 m <sup>2</sup>
Plot Size:	4985 m <sup>2</sup>



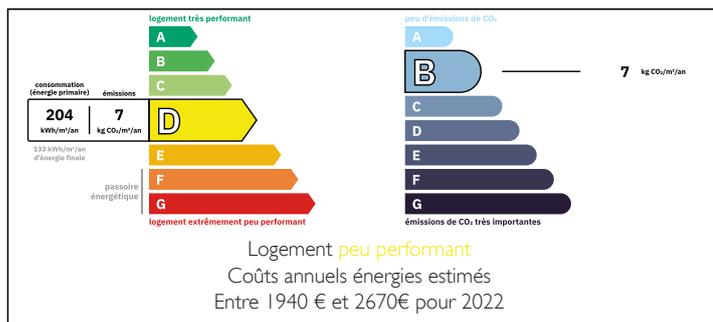
## IN BRIEF

Situated at the heart of a quiet hamlet near the popular town of Plumeliau and with easy access to the D767 and D768, this spacious stone maison du maître with three large bedrooms, swimming pool, two large outbuildings, bread oven and orchard could be your new dream home.

The ground floor comprises a hallway, a large living room with wood burning stove, a bright family kitchen with dining area and a further room used as storage. A passageway leads to a large workroom/laundry area, a WC and garden store workshop.

Upstairs are two large bedrooms (one with ensuite showerroom/WC), and a second shower room/WC. Above, a large attic room currently used as an extra bedroom for guests.

## ENERGY - DPE



Outside are two large outbuildings, garden,

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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

At the heart of a quiet hamlet at the end of a lane, this property and its large gardens offer total calm and privacy. The main house is south facing and with the large windows and generously proportioned rooms, is bathed with light within. A large living room with wood burning stove and a grand family size kitchen offer lots of space for entertaining. A third room currently used for storage could become a media room or ground floor bedroom. Via a passage under the original hand carved wooden staircase you arrive in a large laundry room with a WC, and a garden workshop next to it (with direct access to the exterior).

Upstairs are two large, luminous bedrooms, each with an original fireplace. One bedroom has an ensuite shower room and WC fitted in 2011. A second shower room and WC accessed directly from the landing serves the other bedroom.

On the top floor is a large attic room currently used as a bedroom/dorm. This features two heating sources meaning it could be divided into two rooms if desired.

There are two large outbuildings. The first is attached to the property and was previously used to keep animals. The space within is vast and the first floor is supported by steel beams - it could be transformed into a multitude of uses if so desired.

The second outbuilding would have originally been part habitation, part used for animals and features some original carved stone and ironwork details...

## LOCAL TAXES

Taxe foncière:	1045 EUR
Taxe habitation:	EUR

## NOTES