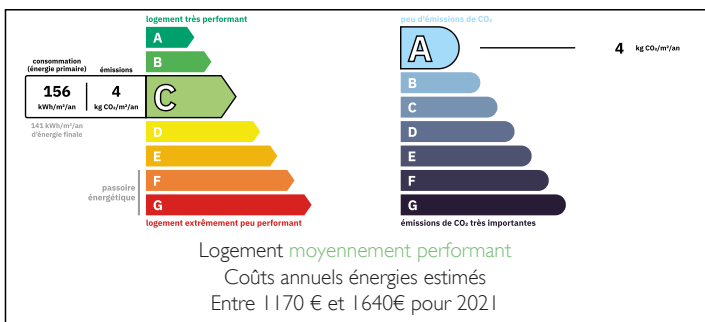


Modern 5 bedroom house with 9000m2 of land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Priziac
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	148 m2
Plot Size:	9000 m2

IN BRIEF

In Priziac, this 148 m² family home with five bedrooms sits on a 9,000 m² plot featuring a paddock for horses. Enjoy an ideal orientation and beautiful open views over the surrounding countryside, just 1 km from the lake and close to walking trails. The house is in excellent condition, economical and functional, and ready to move into.

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

This traditional house offers 148 m² of living space and sits on a 9,000 m² plot currently set up as a paddock for horses. Ideally located just 1 km from Lake Priziac and right next to hiking trails, it combines comfort, space, and a peaceful rural setting.

On the ground floor, the entrance opens into a bright 41 m² living and dining area equipped with a 14 kW wood-burning stove. The open-plan fitted kitchen is ideal for family life and entertaining. A veranda, accessible from the living room, offers sweeping views over the surrounding countryside. This level also includes a bedroom with patio doors opening onto a covered entrance, a shower room with a walk-in shower, and a 22 m² roof terrace perfect for enjoying the outdoors.

Upstairs, a landing leads to four bedrooms, one of which has direct access to a south-facing terrace. All the bedrooms benefit from beautiful, open views of the countryside.

The property also features a full basement with an insulated floor, a laundry room, and a double garage with a motorized door, remote control, and digital code, as well as a separate workshop. Outside, there is a 4 x 6 m carport, a 9 x 3.5 m wood shelter, and extensive grounds of 9,000 m² currently used as a paddock.

The house is equipped with a pellet boiler for heating and a thermodynamic water heater, with reinforced insulation throughout. Built using traditional methods and very well maintained, the property is in excellent overall...

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES