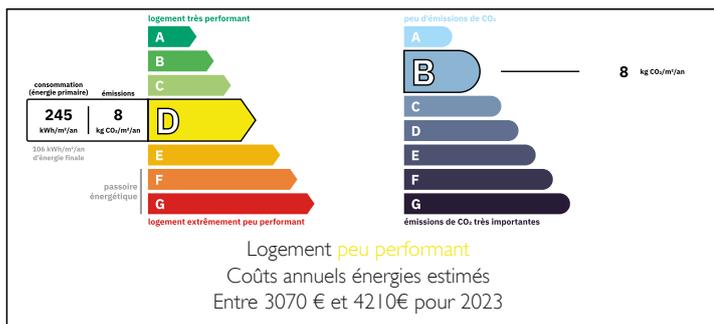


Muzillac 5KM Beaches - historical 18th century stone house in a popular market town only 5km from the coast.



ENERGY - DPE



INFORMATION

Town:	Muzillac
Department:	Morbihan
Bed:	8
Bath:	2
Floor:	167 m2
Plot Size:	258 m2

IN BRIEF

Fantastic and rare opportunity to purchase an historical townhouse with services and shops at proximity and only 5KM from the coast and beaches. A rare chance to purchase an historic building in Muzillac - this stone habitation was once part of a larger property owned by the family Le Valois de Sereac and divided after the french revolution.

Whilst keeping much of the character and charm, the property has been largely updated from 2010 and offers accommodation on 3 levels.

Views to the coast and ocean can be seen from the top floor salon.

Short walking distance to the local market and shops.

The exterior doors, windows and beautiful spiral staircase are custom made in oak, the interior doors are made of chestnut.

Double glazing. Beamed ceilings. Apparent stone walls. Mains drainage.

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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

Interior comprising of, on the groundfloor: an entrance hall serving two bedrooms and or office space, a fitted kitchen and dining room with direct access to the garden, a shower room, Wc.

A beautiful bespoke oak staircase leading to the First floor, comprising of: 4 bedrooms, a shower room-WC.

A beautiful bespoke oak staircase leading to the second floor, comprising of: a salon with views to the coast and ocean of Billiers, a bedroom, an office.

Exterior: A Small enclosed intimate garden. A wooden shed for storage-workshop

Set in a very quiet 'residential quarter' , there are several public free parking spaces and a small park just opposite .

Distances.

400metres Muzillac shops and restaurants

5KM Billiers and Beaches

15KM Questembert Market town and TGV Train station

26KM Vannes

89KM Nantes airport

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

LOCAL TAXES

Taxe habitation:

EUR

NOTES