

Charming detached property in a peaceful village, close to a leisure lake, with enclosed garden & basement



INFORMATION

Town:	Priziac
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	1979 m2



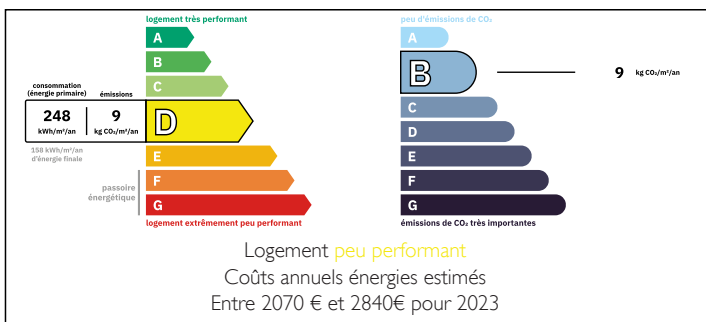
IN BRIEF

Situated in the peaceful village of Priziac, the property is just a few minutes' walk from the beautiful Lac du Bel Air leisure lake, offering a range of watersports, outdoor activities, as well as a bar and restaurant. The village has a selection of local amenities, while the nearby town of Le Faouët, approximately 5 km away, provides a supermarket, pharmacy, medical services, shops, restaurants and other everyday facilities.

The property benefits from a large, fully enclosed garden and private driveway, together with a good roof, mains drainage, double glazing and full insulation. The interior includes a renovated open plan kitchen/lounge/diner with a bathroom and separate WC, while the 7.50 m² conservatory, complete with underfloor heating, provides a lovely additional space overlooking the garden.

The substantial sous-sol offers excellent additional space, including a garage, workshop, utility area, bathroom and several...

ENERGY - DPE



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

The house comprises: Ground Floor:

On entering through the main front door, the Entrance Hall provides access to the principal living areas and bedrooms:

Lounge/diner: Approximately 21.09 m², a comfortable living space with a fireplace and direct access to the kitchen and conservatory.

Conservatory: Approximately 7.50 m², extending from the lounge and benefiting from underfloor heating.

Kitchen: Approximately 10.88 m², accessed directly from the lounge.

Bedroom 1: Approximately 10.77 m², located to the left of the entrance hall and featuring built-in wardrobe space.

Bedroom 2: Approximately 10.89 m², a further double bedroom accessed from the hallway with a built in wardrobe.

Family Bathroom: Approximately 5.81 m², fitted with a shower.

Separate WC: Separate toilet and basin, conveniently located off the hallway.

Storage: Built-in cupboard within the hallway.

Basement Level (Sous-Sol)

Shower room: Approximately 3.35 m².

Garage / Utility Area: Approximately 44.91 m², providing generous space for vehicle parking, laundry and utilities.

Workshop: Approximately 10.61 m², suitable for use as a workshop or additional storage.

2 additional Rooms: Approximately 11.28/9.30 m², offering flexible space for storage, a home gym, hobby room or similar use.

A private driveway leads down to the sous-sol, with access to the fully enclosed garden via a gate. The garden extends around the house, providing outdoor space on all sides.

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

LOCAL TAXES

Taxe foncière: **813 EUR**

NOTES