

Beautiful 5 bedroom neo breton property with garage, workshop and overlooking the river. In a town.



## INFORMATION

|             |                  |
|-------------|------------------|
| Town:       | Pluméliau-Bieuzy |
| Department: | Morbihan         |
| Bed:        | 5                |
| Bath:       | 2                |
| Floor:      | 120 m2           |
| Plot Size:  | 2200 m2          |



## IN BRIEF

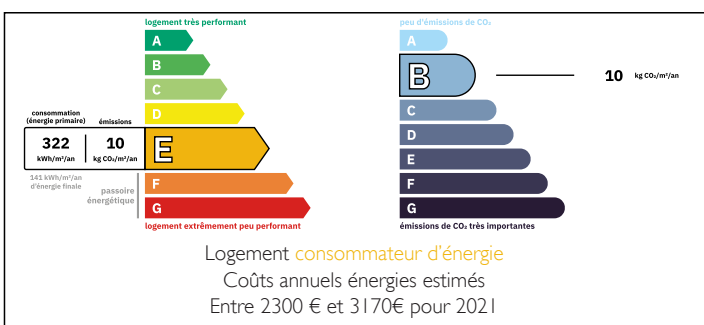
Nestled in the quaint village of Saint Nicolas des Eaux, this stunning detached neo Breton house offers the perfect blend of charm and comfort. With fabulous views of the River Blavet and a convenient location close to all amenities, it's the ideal place to call home.

Situated in a serene environment, yet conveniently close to all amenities, including schools, shops, and medical facilities. Plus, easy access to major routes and the coast within reach.

The property is fully equipped with double-glazed windows, electric shutters, and electric heating throughout.

Bright and airy with its south-facing orientation, this home is flooded with natural light, creating a warm and inviting atmosphere.

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Discover the perfect blend of comfort, space, and charm in this beautiful detached property nestled on over 2000m<sup>2</sup> of constructible land. Boasting 5 bedrooms, including one on the ground floor, along with a garage, workshop, and wine cave,

### Key Features:

Entrance to the travertine tiled hallway with tiled staircase and metal balustrade., living and dining room featuring an insert wood burner, perfect for cozy evenings. Step out onto the raised paved terrace through patio doors and soak in the beauty of your surroundings.

The oak kitchen, complete with built-in appliances, is ready for your culinary adventures and awaits your personal touch. Whilst a little dated it has been well maintained and clean and functional.

The ground floor hosts a double bedroom and a functional bathroom, while the first floor boasts four additional bedrooms, all in excellent condition. Access to the loft adds further potential to expand or customize the space to your liking.

The bonus for this type of property is the sous sol With large garage, workshop and wine cave.

The garden is beautiful and overlooks the main village and the river Blavet. The land is also constructible. The property has a large shed at the bottom of the garden.

Don't miss this opportunity to make this exceptional property your own! Contact us today to arrange a viewing and embark on the journey to your new home.

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