

Stunning 18th century stone property with garden in the centre of an historic village. 15 minutes beaches.



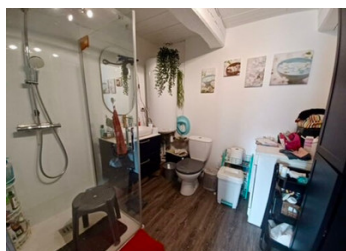
INFORMATION

Town:	Noyal-Muzillac
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	193 m2
Plot Size:	380 m2

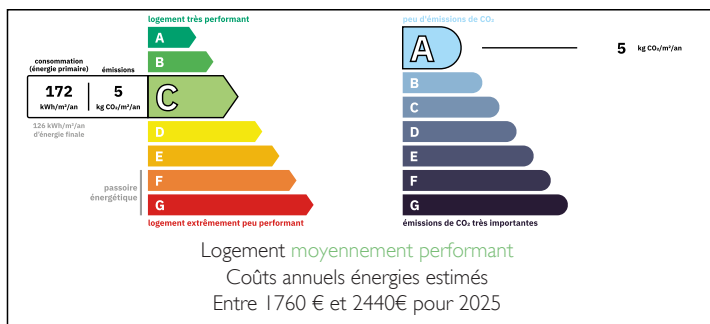
IN BRIEF

Full album of photos available on request

Set within a 380 m² enclosed garden, this charming home offers character, space, and flexibility. The ground floor features a lounge with a granite fireplace and open-plan kitchen, plus additional rooms with original fireplaces — perfect for living or professional use. Located in the village centre, steeped in history with links to the Knights Templar, yet just a short distance from the Atlantic Ocean and its stunning coastline, this property offers a unique blend of heritage and seaside charm.

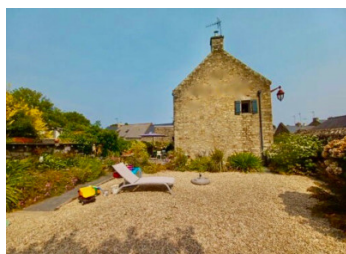


ENERGY - DPE



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 foncière: 1076 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Step into a welcoming entrance hall leading to a spacious lounge with a striking open granite fireplace and an open-plan kitchen, ideal for entertaining. Additional versatile rooms feature original fireplaces, offering warmth and timeless charm.

FIRST FLOOR

The first floor houses two generous bedrooms, a smaller room perfect for a home office or nursery, a dressing room, and a modern shower room with WC.

SECOND FLOOR

The upper level boasts an immense third bedroom with its own dressing room, providing a private retreat.

OUTBUILDINGS

Complementing the main house, a stone annexe and wine cellar offer further flexibility for storage, hobbies, or entertaining.

EXTERNALS

Step outside to a beautifully enclosed garden and a west-facing terrace, perfect for al fresco dining, relaxing in the sun, or enjoying tranquil evening views.

This home seamlessly blends period charm with practical modern living, offering a rare opportunity to create a truly special residence.

Distances

0 km Village centre which boasts a bakery, general store, restaurants & schools.

12 km nearest beach

12 km nearest large supermarket

85 km airport Nantes

90 km airport Rennes

175 km St Malo

450 km Paris