

Gîte complex in peaceful location. 8 bedroom longère & 4 acres of land, 15 minutes from beaches.

EXCLUSIVE

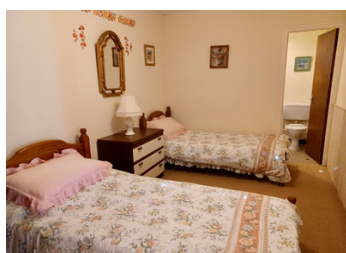
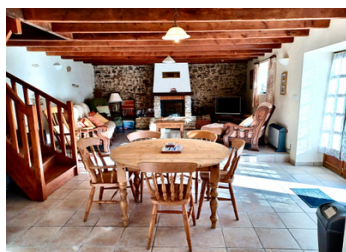


## INFORMATION

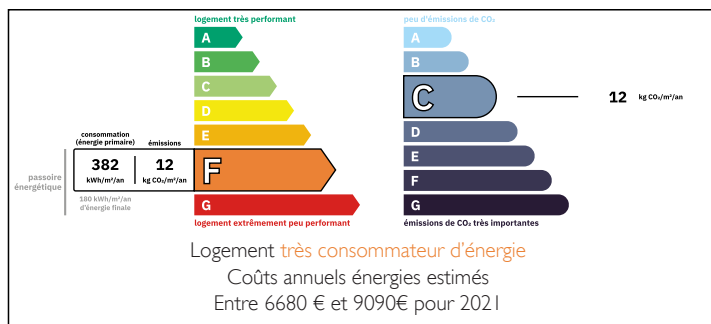
|             |          |
|-------------|----------|
| Town:       | Marzan   |
| Department: | Morbihan |
| Bed:        | 8        |
| Bath:       | 4        |
| Floor:      | 246 m2   |
| Plot Size:  | 15037 m2 |

## IN BRIEF

Former gîtes complex with great potential, set in a peaceful rural environment: a 246 m<sup>2</sup> longère (11 rooms, 8 bedrooms) on approximately 1.5 hectares of land. The property is currently divided into three independent dwellings that could easily be combined. Ideally located just 15 minutes from the beach, 2.5 km from Marzan town centre, 5 km from La Roche-Bernard, and 34 km from Vannes. Includes stone outbuildings, a large garden, and an adjoining enclosed field — perfect for horses or other animals."



## 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: 1400 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### PROPERTY 1

#### GROUND FLOOR

Sitting-dining room with open fireplace & equipped corner kitchen

Bedroom

Ensuite shower room with WC

#### FIRST FLOOR

Landing

Shower room with WC

Bedroom 2

### PROPERTY 2

#### GROUND FLOOR

Sitting-dining room with open fireplace & equipped corner kitchen

#### FIRST FLOOR

Landing

Shower room with WC

Bedroom 1

Bedroom 2

Single bedroom 3 /office

### PROPERTY 3

#### GROUND FLOOR

Sitting-dining room with insert fireplace & equipped corner kitchen

Store room

#### FIRST FLOOR

Landing

Shower room with WC

Bedroom 1

Single bedroom 2/ office

Single bedroom 3 /office

#### EXTERNALS

Large stone outbuilding with log store

2nd stone outbuilding