

Modern 5 bedroom house with 9000m2 of land

EXCLUSIVE

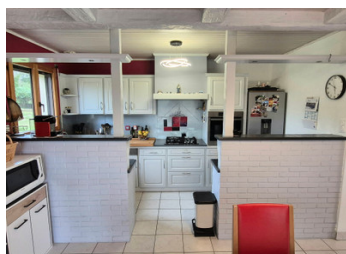


INFORMATION

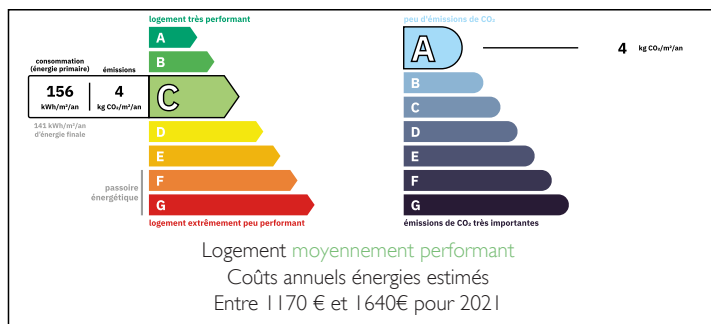
Town:	Priziac
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	148 m2
Plot Size:	9000 m2

IN BRIEF

In Priziac, this 148 m² family home with five bedrooms sits on a 9,000 m² plot featuring a paddock for horses. Enjoy an ideal orientation and beautiful open views over the surrounding countryside, just 1 km from the lake and close to walking trails. The house is in excellent condition, economical and functional, and ready to move into.



ENERGY - DPE



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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

This traditional house offers 148 m² of living space and sits on a 9,000 m² plot currently set up as a paddock for horses. Ideally located just 1 km from Lake Priziac and right next to hiking trails, it combines comfort, space, and a peaceful rural setting.

On the ground floor, the entrance opens into a bright 41 m² living and dining area equipped with a 14 kW wood-burning stove. The open-plan fitted kitchen is ideal for family life and entertaining. A veranda, accessible from the living room, offers sweeping views over the surrounding countryside. This level also includes a bedroom with patio doors opening onto a covered entrance, a shower room with a walk-in shower, and a 22 m² roof terrace perfect for enjoying the outdoors.

Upstairs, a landing leads to four bedrooms, one of which has direct access to a south-facing terrace. All the bedrooms benefit from beautiful, open views of the countryside.

The property also features a full basement with an insulated floor, a laundry room, and a double garage with a motorized door, remote control, and digital code, as well as a separate workshop. Outside, there is a 4 x 6 m carport, a 9 x 3.5 m wood shelter, and extensive grounds of 9,000 m² currently used as a paddock.

The house is equipped with a pellet boiler for heating and a thermodynamic water heater, with reinforced insulation throughout. Built using traditional methods and very well maintained, the property is in excellent overall...

LOCAL TAXES

Taxe foncière: 1150 EUR

Taxe habitation: EUR

NOTES