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## For sale Beautiful property 5 minutes from Auray, Morbihan

Auray , Morbihan , Brittany



# €822,850

inc. of agency fees

3 Beds   1 Baths   135 sqm   0.23 ha

Located in a hamlet in the countryside of Auray, this property seduces with its volumes, its brightness and the quality of its renovation. Located on a plot of over 2300 m<sup>2</sup>, this pretty stone building...

### At a Glance

|                  |               |                |       |                  |          |
|------------------|---------------|----------------|-------|------------------|----------|
| <b>Reference</b> | MFH-DBL164398 | <b>Near to</b> | Auray | <b>Price</b>     | €822,850 |
| <b>Bed</b>       | 3             | <b>Bath</b>    | 1     | <b>Hab.Space</b> | 135 sqm  |
| <b>Land</b>      | 0.23 ha       | <b>Pool</b>    | Yes   | <b>Land Tax</b>  | N/A      |

### Property Description

Located in a hamlet in the countryside of Auray, this property seduces with its volumes, its brightness and the quality of its renovation. Located on a plot of over 2300 m<sup>2</sup>, this pretty stone building combines modernity and authenticity.

The property offers a life open to the outside, especially on sunny days, thanks to its large wooden terrace on

which are articulated the summer kitchen, swimming pool and jacuzzi.

#### Description:

Recently renovated with quality materials, this beautiful property mixes stone, metal and glass.

Past the front door, we discover a magnificent living room opening onto the garden with its many openings. The large fitted and equipped kitchen opens directly onto the wooden terrace and the swimming pool, thanks to two totally retractable bay windows. These offer continuity between the interior and the exterior, and allow free movement between the space under the pergola, the jacuzzi, the swimming pool, the patio and the summer kitchen.

Flooded with light thanks to the arched bay window located at the gable of the house, this living room with a cathedral ceiling is equipped with a designer wood stove. A master suite with dressing room, bathroom with bath and shower guarantees privacy and tranquility. A laundry area and a large garage that can be transformed into a living room complete this level.

Upstairs are two bedrooms with a shared bathroom and a mezzanine that can be considered as an office or play area for children.

The stone outbuilding can be used as a workshop or storage space and an extension to the house is still possible.

The neat and particularly well thought-out exteriors are pleasant to live in, with different atmospheres for each space.

A reserved area located at the entrance of the property allows parking away from the house.

#### Surrounding area :

The property is located in a hamlet, 5 minutes from the town of Auray. The town center and its local shops are 4 km away. Vannes is 12 km away and the beaches 20 minutes away. of which 3.50 % fees incl. VAT at the buyer's expense.

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €822,850 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 135 sqm |
| Land Area:     | 0.23 ha |
| Has a Garden   | Yes     |
| Swimming Pool? | Yes     |

## Location: Brittany



## Gallery









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