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## For sale Superb architect-designed house near Auray Morbihan

**Auray , Morbihan , Brittany**



**€755,900**

inc. of agency fees

**5 Beds      195 sqm      0.42 ha**

This architect-designed house of almost 200 m<sup>2</sup> seduces with its volumes, its design and its originality. The materials used warm up the atmosphere of this bright and comfortable house. Located in a wooded...

### At a Glance

<b>Reference</b>	MFH-DBL167147-EL	<b>Near to</b>	Auray	<b>Price</b>	€755,900
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	195 sqm
<b>Land</b>	0.42 ha			<b>Land Tax</b>	N/A

### Property Description

This architect-designed house of almost 200 m<sup>2</sup> seduces with its volumes, its design and its originality. The materials used warm up the atmosphere of this bright and comfortable house.

Located in a wooded and preserved environment, it benefits from beautiful land of more than 4200 m<sup>2</sup>, partly buildable.

This pretty property is located a few minutes from downtown Auray.

#### Description:

We are immediately charmed by the exterior and interior architecture of this house. The entrance sets the tone with its cathedral ceiling, its exposed wooden frame and its magnificent staircase leading to the first floor.

The house is built around this central entrance, spreading out on either side facing the garden, lined with trees and planted with a few fruit trees. A beautiful living room, equipped with a central wood stove, offers a view of nature, thanks to large bay windows opening onto the wooden terrace. All the living rooms are open to each other while each retaining a certain amount of privacy. The open, fitted and equipped kitchen opens onto a dining area with direct access to the terrace. A scullery and laundry room complete this wing of the house.

The second wing of the ground floor is made up of a library area, TV lounge, then a bedroom with private bathroom.

The beautiful solid wood staircase leads to a spacious and bright mezzanine.

In a first wing, there are two large bedrooms, both facing the garden, as well as an office space. The second wing is made up of two large bedrooms, a dressing room and a bathroom.

A large garage of around 40 m<sup>2</sup> located near the house completes the package.

The partly buildable land allows many possibilities to be considered.

This architect-designed house will lend itself to numerous living projects and the garden of more than 4,200 m<sup>2</sup> hidden from view makes it a rare property in the area.

#### Surrounding area:

Ideally located, this property is in a preserved environment, while being a few minutes from Auray, its LGV station, major roads and the beach road. Auray is 2 km away, Vannes 15 minutes away and Lorient 25 minutes away and the beaches 20 minutes away. of which 3.55 % fees incl. VAT at the buyer's expense.

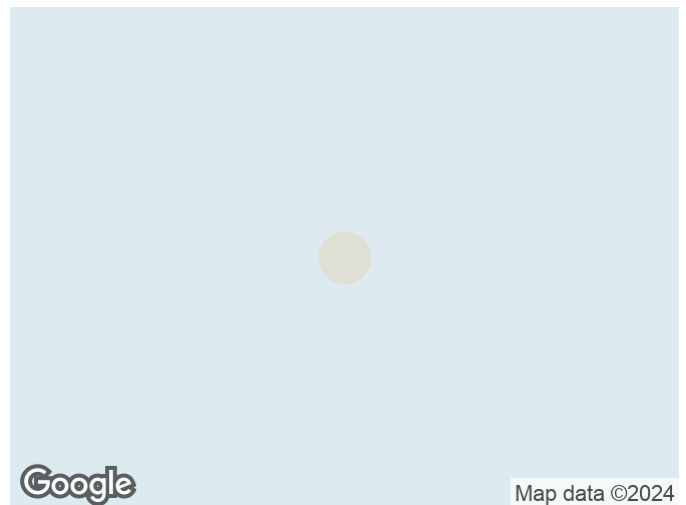
## Summary

Property type:	House
Bedrooms:	5
Price	€755,900

## Key Information

Internal Area:	195 sqm
Land Area:	0.42 ha

## Location: Brittany



## Gallery













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**S. and L. BROWN**



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