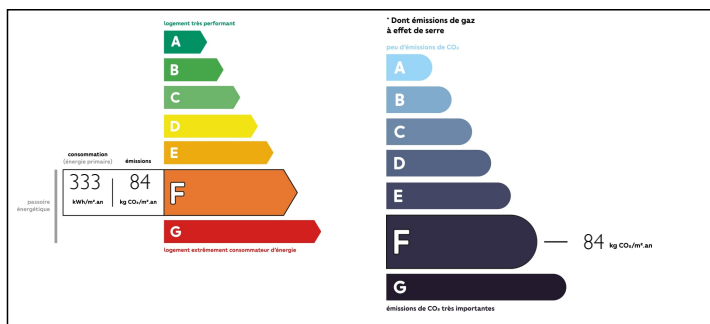


UNDER OFFER. Detached House edge of village location with 3 bedrooms, garden, garage and views.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	85 m2
Plot Size:	977 m2

IN BRIEF

A pretty Neo-Breton property situated on the side of a valley commanding views over surrounding arable farmland, which leads to the river Ninian. Only a 600m walk to the centre of La Trinité Porhoët, a thriving village with Bar/restaurant, shop/boulangerie, Pharmacy, bank, post office, hairdresser, primary school and college, weekly local market and lake. Ideal as a main residence, holiday getaway or business potential as a Gîte A well-maintained house with new modern kitchen and bathroom, stairs on the outside of property lead up to the entrance, the living space is then all on one level. The hallway leads to the kitchen which is spacious and light with window overlooking fields, glazed French doors lead through to a large sitting/dining room with patio doors to the rear garden and terraces. There are also three bedrooms all with wooden parquet flooring, a modern bathroom with large walk-in shower, WC, sink with...

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.



DESCRIPTION

From the hallway there are stairs down to the garage, laundry area, section for fuel tank and boiler for the fuel central heating plus a cave for wine.

Outside the property offers gates to the driveway and garage plus a separate tarmac drive with gated access to a large hangar with a concrete floor, electric and water. Ideal for extra parking, storage of garden equipment or maybe an area for outdoor games. The garden is fully enclosed, easy to maintain and has 2 pretty terrasses for outdoor dining.

The property benefits fuel central heating, double glazed PVC windows, shutters, tiled flooring in hall, kitchen, bathroom and sitting room and wooden parquet in the bedrooms.

Larger towns of Ploërmel or Loudéac are a 25-minute drive. Medieval town of Josselin with its stunning chateau and the Nantes Brest canal is close too. Ideally placed in the centre of Brittany with easy access to main road networks for Rennes, Saint Malo, Caen and the North and South Brittany coastline.

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>