

Detached property offering two dwellings, ideal as a family home, has gite or B&B potential, fabulous views.

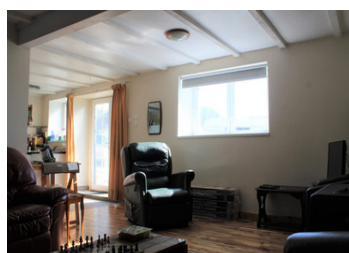


INFORMATION

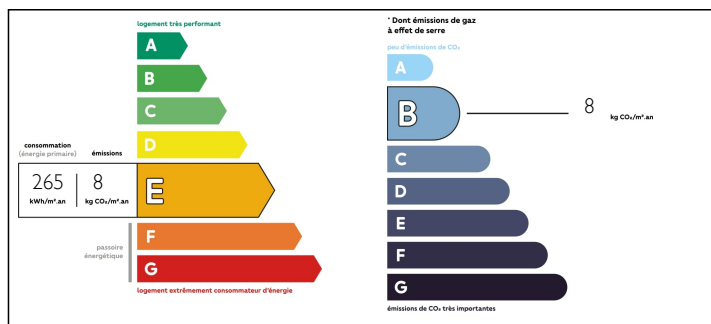
Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	132 m2
Plot Size:	5631 m2

IN BRIEF

Set in a peaceful hamlet with large garden this character property has a lot of potential. It has been renovated and is laid out as a one-bedroom property and a second part has two bedrooms. The property could easily be modified to make one large family home. Entering the house you have a sitting room with double aspect windows, a wood burner and wooden floor, this leads through to a large, fitted kitchen/diner with double glazed windows to front and rear. There is also a downstairs shower room and separate toilet. Stairs lead to a light and spacious bedroom with private toilet and sink. The basement has a further bathroom and useful storage area. Entry into the second section is by French doors to a large, fitted kitchen with open plan sitting room. Both rooms are light and airy, on the first floor there are two bedrooms and...



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

Outside the property there is a large, gravelled area to the front for parking and outside dining, the South facing garden of 5631m² stretches out to give unlimited views of the countryside. There is also a hangar and a well. La Trinité Porhoët is only a few minutes drive with bar restaurant, bank, shop/boulangerie, Pharmacy and post office. 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 North and South Brittany coastline.

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

LOCAL TAXES

Taxe foncière: 350 EUR

NOTES