

UNDER OFFER 4 bedroom village house with large garden and garage.



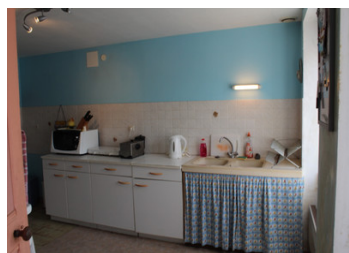
INFORMATION

Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	2597 m2

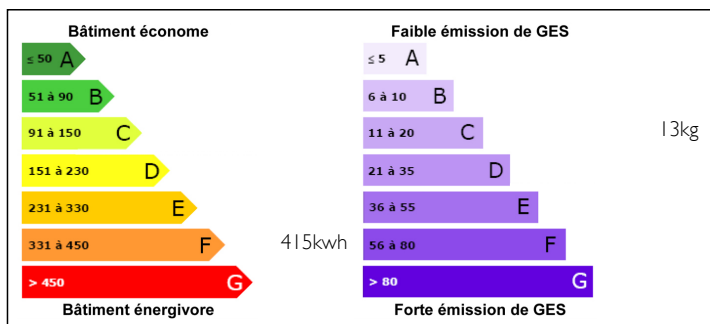


IN BRIEF

Large family house in the heart of a lively village with all the amenities, just on your doorstep.



ENERGY - DPE



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

A perfect family or holiday home in a thriving village with everything you could need - doctors, bakers, schools, post office, bar/restaurant, beautiful historic church.

On the ground floor you will find the kitchen, large front room with insert log burner, WC bathroom, large double bedroom, entrance into the garden with store room for all your gardening and DIY equipment.

Upstairs you have 3 bedrooms, bathroom with WC, large landing with lots of storage cupboards and an extra room.

Parking in front and to the side of the house with a garage.

A large garden behind the house with views over the countryside.

Close proximity to a lake with rights to fish with a permit.

Larger towns of Ploërmel and Loudéac are approximately 25-minute drive away. The medieval town of Josselin with its beautiful chateau and the Nantes Brest canal are only 20 minutes drive. Ideally placed in the centre of Brittany with easy access to main road networks for Rennes, Vannes, Saint Malo, North and South Brittany coastlines.

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

NOTES