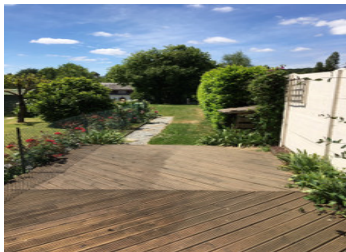


30KM Vannes - RARE! Historic Character Townhouse with garden . Local bakery and shops at proximity. Parking.

EXCLUSIVE



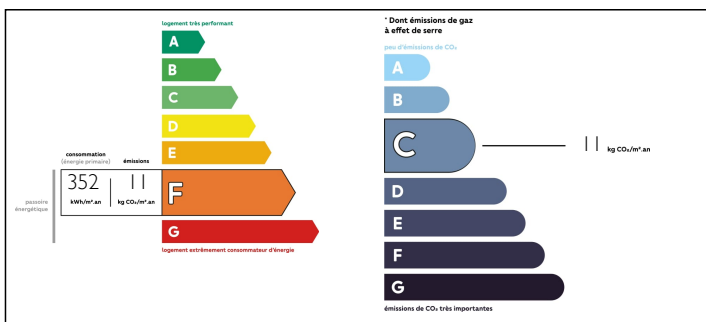
## INFORMATION

Town:	Sérent
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	120 m2
Plot Size:	605 m2

## IN BRIEF

Main features: This delightful 17TH century property is just oozing character with two monumental stone fire places in the living room and first floor bedroom with high beamed ceilings throughout. The property is sold with main furnishings, kitchen equipment and accessories - ideal for second residence and or holiday rental investment. Very difficult to find a more central location in a popular small town with local shops ( bakery-butcher-news agents-post office-supermarket ) and services on foot and quick road access to Vannes/Ploermel and the coast. Open air municipal swimming pool in the summer months. Double glazing. Mains drainage. Small garden shed . Possibility to build a garage with rear garden access. Bathrooms on 1st and 2nd floors. A 600m2 Garden at rear with private parking access.

## 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

Interior comprising of on the ground floor:

A Living room 27M2 with a monumental stone fire place (fitted with a wood burner ), 3M high beamed ceilings and oak flooring. Trap door access to cellar.

A Cloakroom / hallway leading to the kitchen .

A spacious fitted kitchen with access to a wooden deck-terrace opening onto the garden - west facing.

First floor: access from the hallway with a period wooden staircase leading to a landing area, a bathroom with bath, shower and WC,

a Master bedroom 20m2.

Second floor: a landing area leading to an en-suite bedroom of 22m2,

offset shower room with wash basin and WC .

3rd floor: a small ladder access to the top of the tower with a 9M2 office or single occasional bedroom.

Exterior: enclosed rear garden of 605M2. There is access to the lower rear of the garden for private offroad parking.

Serent Center shops and services at proximity.

Easy 5 mins access to dual carriageway serving Vannes / Ploermel/Rennes

Roc St André canal cycle path 7.5KM

Distances: Josselin medieval town 18KM

Ploermel Town 19KM

Rochefort en TERRE medieval village 23KM

Vannes 30KM

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

## NOTES