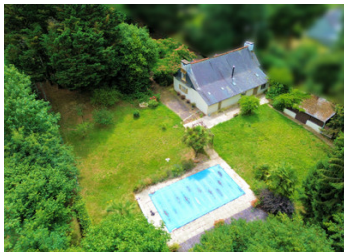
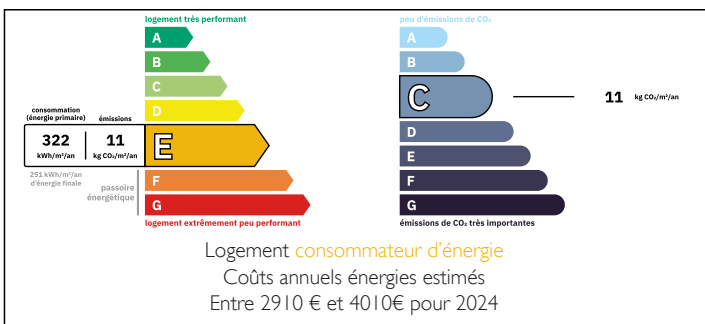


Private three bed secluded retreat on the village edge, with pool, woodland & pond near Pontivy & Loudéac.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Gonnery
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	147 m2
Plot Size:	8453 m2

IN BRIEF

Discover this private three-bedroom retreat with pool, pond & woodland near Pontivy. Set in over 8,400m² of gardens, woodland and a peaceful pond, this charming detached home offers privacy without isolation, just a short drive from Pontivy and Loudéac.

The ground floor features a spacious kitchen-diner with wood burner, large living room, utility room, WC, and a generous bedroom with en-suite. Upstairs are two bright bedrooms (one with cathedral ceiling), a family bathroom and WC.

Outside, enjoy a heated swimming pool, lawns, mature trees and tranquil natural surroundings, ideal for relaxing or entertaining with friends and family.

A rare lifestyle property combining comfort, space and nature, perfect as a permanent home or holiday escape in beautiful Brittany.

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.



LOCAL TAXES

Taxe foncière: 772 EUR

Taxe habitation: 571 EUR

NOTES

DESCRIPTION

Property Highlights

Modern Kitchen & Dining Area: The entrance leads to a fully equipped, contemporary kitchen-diner with a utility room and a spacious dining area, complete with a newly installed wood burner.

Charming Lounge: A cozy living space bursting with original features, also featuring its own wood burner, ensuring warmth and character.

Master Suite: Located on the ground floor, the master bedroom is a generous 20m² with a private en-suite bathroom and patio access via double doors.

First Floor: A versatile landing, perfect for an office or study area, leads to two double bedrooms with electric radiators and a family bathroom.

Outdoor Features

Heated Swimming Pool: Relax and unwind in the luxurious heated pool.

Paved Patio: Ideal for outdoor dining and entertaining.

Small Lake & Woodland: Stroll through your own private natural retreat.

This unique property offers complete privacy and serene quietude, making it an exceptional find. Perfect for those seeking a peaceful lifestyle without compromising on modern comforts.

Contact us today to arrange a viewing and experience this extraordinary home for yourself.

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