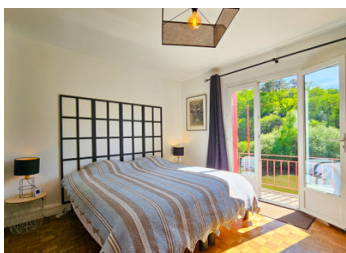


Superb river-side holiday home with panoramic views & walk-to-village lifestyle. Your perfect Breton getaway.



INFORMATION

Town:	Rohan
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	1839 m2



IN BRIEF

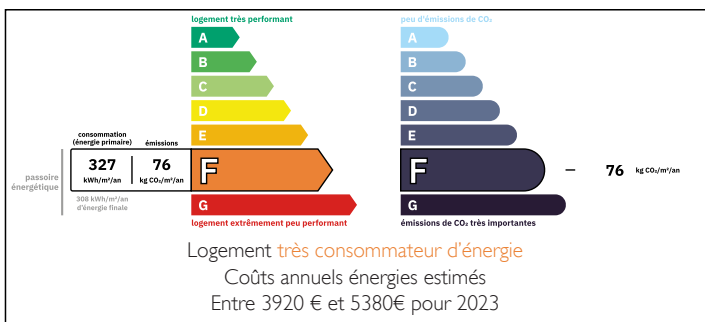
River side views, beautiful landscaped gardens and direct access to the towpath compliment this superbly presented three bedroom character home. With strong tourism rental potential this could be an investment, or your new dream home.

Three lovely bedrooms, two with balconies overlooking the river are light and spacious. The grand open plan living and dining room with fitted kitchen and pellet stove have access to another elevated terrace (partly covered) again profiting from the enchanting views.

There is also a second more intimate living room with open fireplace and veranda, a recently renovated shower room and WC, laundry room and a cellar.

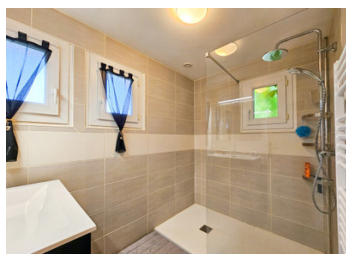
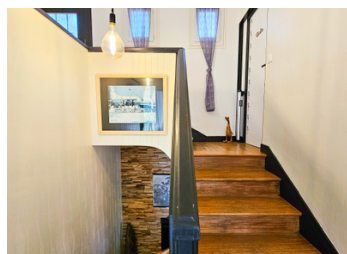
A garage, bike store, wood shed and wooden cabin offer more space. The lush gardens are full of lovely

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

Canal-side character home with landscaped gardens in the heart of historic Rohan

Set in a truly exceptional position along the Nantes–Brest Canal, this charming three-bedroom property offers a rare opportunity to own a home immersed in one of Brittany's most picturesque and culturally rich landscapes. Combining tranquillity, natural beauty and everyday convenience, the house sits just a short walk from the centre of the historic village of Rohan, yet enjoys uninterrupted views over the water and direct access to the towpath.

The canal itself is one of Brittany's most iconic features, stretching for hundreds of kilometres and forming a peaceful network of walking and cycling routes that attract visitors from across France and beyond. Living here means waking up each day to a constantly changing waterside scene, where boats and canoeists drift by, wildlife thrives, and the rhythm of life slows to something far more relaxed and restorative.

The house has been thoughtfully arranged to make the most of its setting. The main living space is bright and welcoming, with an open-plan layout that connects the sitting and dining areas to a well-equipped fitted kitchen. Large openings lead directly onto a terrace overlooking the canal, creating a seamless connection between indoor and outdoor living. This is an ideal space for entertaining, dining al fresco or simply enjoying the views throughout the seasons.

A second lounge provides a more intimate retreat, complete with a fireplace and adjoining veranda, offering a cosy space during cooler months while still benefiting from...

NOTES