LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46238DEM56 Price: 183 000 EUR

agency fees to be paid by the seller

Spacious Detached Neo-Breton Home on Constructible Land, Full Basement, Two Large Garages. Near Pontivy.







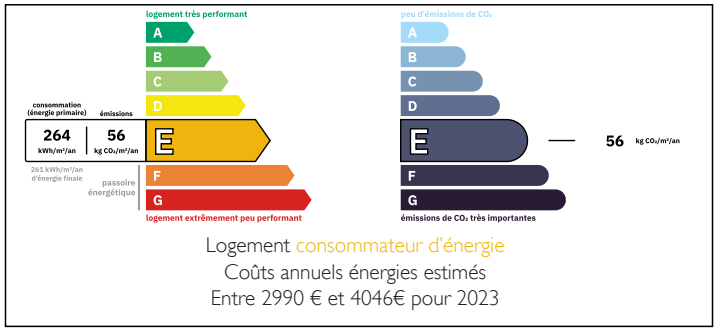








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2990 € et 4046€ pour 2023

INFORMATION

Town:	Saint-Gérand-Croixanvec
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	2317 m2

IN BRIEF

Attractive Neo-Breton Home with Buildable Land in Central Brittany. Situated in the heart of Saint-Gérand near the large regional town of Pontivy, this detached Neo-Breton home offers approximately 118m² of living space on a generous 2,317m² plot, part of which is constructible, providing exciting future potential. The accommodation includes three bedrooms, a bright living room with fireplace, kitchen, shower room and a useful attic suitable for conversion. A full basement and two substantial detached garages provide excellent storage, workshop or hobby space.

Ideally located close to local amenities and within easy reach of Pontivy, Loudéac and the stunning Lac de Guerlédan, the property offers a superb balance of village convenience and rural Brittany charm. Ideal as a permanent home, holiday property, retirement residence or investment opportunity, with plenty of scope to personalise and develop over time.

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.







NOTES

DESCRIPTION

Attractive Neo-Breton Family Home with Large Garden, Basement and Development Potential in the Heart of Central Brittany

Nestled in the welcoming village of Saint-Gérand-Croixanvec, this attractive Neo-Breton home offers the perfect combination of space, practicality and future potential. Set within approximately 2,317 m² of land and benefiting from a central village location, the property enjoys the best of both worlds: day-to-day convenience and the peaceful lifestyle for which inland Brittany is so highly prized.

The house provides approximately 118 m² of living accommodation, three bedrooms, a spacious garden and a full basement, while a portion of the land is constructible, offering exciting possibilities for future development, subject to the necessary permissions.

Whether you are searching for a comfortable permanent residence, a family home close to local amenities, a retirement property with manageable grounds, or a second home from which to explore Brittany, this versatile property deserves serious consideration.

A Wonderful Setting in the Heart of Brittany

Saint-Gérand-Croixanvec occupies an enviable position in Central Brittany, a region increasingly sought after by buyers looking for authentic French village life combined with easy access to larger towns and excellent transport links. The property is ideally located for everyday amenities whilst remaining surrounded by the beautiful rolling countryside that makes this area so appealing.

The nearby town of Pontivy offers an excellent range of shops, restaurants, cafés, supermarkets, healthcare facilities and schools, while Loudéac is also within easy reach. The area is renowned for its outdoor lifestyle, with countless walking trails, cycling