

UNIQUE! Val d'Oust. 7-room property, 5 bedrooms, garage, garden, meadows, and woodland. Great Potential.



INFORMATION

Town:	Val d'Oust
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	165 m ²
Plot Size:	23000 m ²

IN BRIEF

Whether for a family, artistic, or commercial venture, discover this property in the heart of the Val d'Oust. Situated between Vannes and Rennes, close to the village and the expressway, this character property lies in a quiet, unspoiled setting where harmony meets modernity.

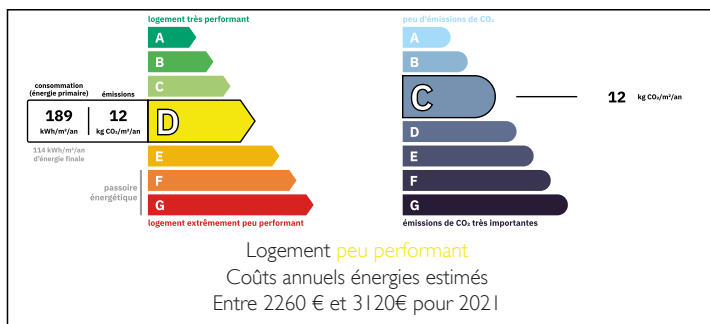
Fully enclosed with an electric gate and surrounded by large oak trees, the estate features a family home designed for single-level living: a spacious, light-filled living room with a masonry heater, a separate kitchen, five bedrooms, a convertible attic (approx. 40 m²), and a garage. High-quality features include a heat pump, double-glazed PVC windows, natural slate roofing, and a compliant sanitation system.

The property also includes a separate 60 m² house in need of renovation and a 50 m² barn.

Outdoor amenities include a terrace, an asphalt driveway, and a landscaped garden featuring lavender, trees, and shrubbery, as well...



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.



LOCAL TAXES

Taxe foncière: 1143 EUR

NOTES

DESCRIPTION

A distinctive property in the heart of Val d'Oust
An exceptional living environment—a little paradise
blending modernity with harmony between the sea
and the forest.

Discover this rare, modern property nestled in the
Val d'Oust countryside, offering a privileged,
peaceful, and unspoiled setting. It enjoys an ideal
location: just minutes from the village and local
shops, and close to the expressway connecting
Rennes and Vannes.

The property benefits from a sought-after location
between the Brocéliande Forest and the Brittany
coast.

Fully enclosed and surrounded by centuries-old oak
trees, this property will appeal to those who love
space, nature, and the potential for new projects. It
comprises a meticulously maintained main house,
several outbuildings, and significant scope for further
development.

The main house.

Upon entering, you will be charmed by the
spaciousness and brightness of the large living and
dining area, bathed in light thanks to numerous
windows. This inviting space features a magnificent
masonry heater—perfect for cozy, sociable evenings.
The functional, separate kitchen connects directly to
the garage, laundry room, and boiler room.

The ground floor also offers two large bedrooms
that could easily be converted into a comfortable
master suite with a walk-in closet. You will also find
a bathroom with a bathtub, a separate shower
room, and a separate toilet, allowing for convenient
single-level living.

Upstairs, there are three additional bedrooms and a
toilet with a sink—a space that could easily be
converted into a shower room or bathroom
depending on your needs.

An adjoining attic space completes the house,
offering excellent...