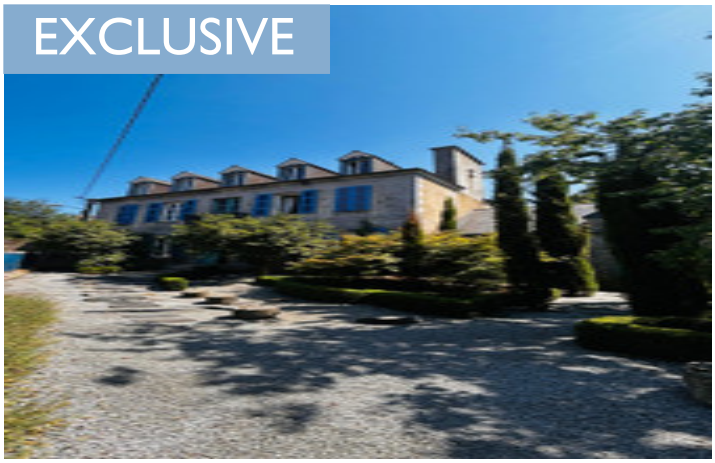
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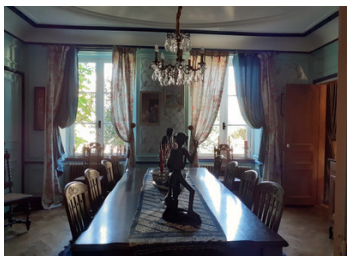
Ref: A47582JAM56 Price: 400 000 EUR

agency fees to be paid by the seller

Prestigious Granite Maison de Maître



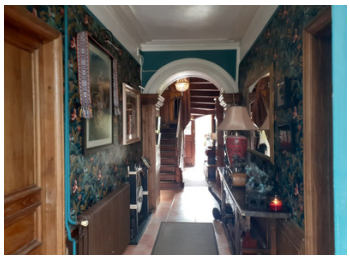




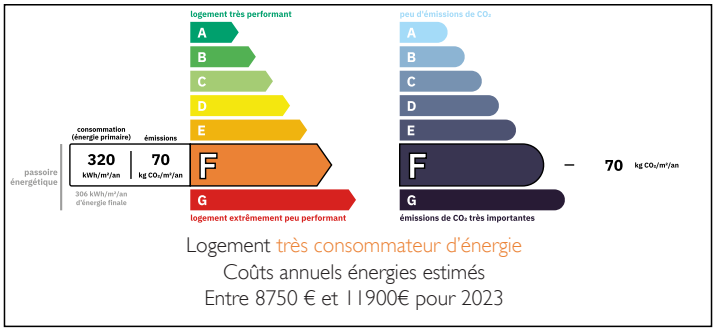








ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 8750 € et 11900€ pour 2023

INFORMATION

Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	6
Bath:	2
Floor:	313 m2
Plot Size:	1143 m2

IN BRIEF

This distinguished granite Maison de Maître is a beautifully restored period residence set in the heart of a Breton village. Rich in character and original features, the property boasts elegant reception rooms with marble fireplaces, oak panelling, parquet flooring and ornate ceilings, all linked by a magnificent original oak staircase.

The spacious accommodation extends over three floors and includes multiple reception rooms, a fitted kitchen, several bedrooms, a library, office and family bathroom. An attached renovated cottage with independent access offers flexible accommodation for guests, extended family or potential holiday rental use.

Outside, a private sun-filled courtyard leads to mature, fully enclosed gardens with lawns, fruit trees and complete privacy. A substantial longère provides garage, workshop and storage space, with excellent

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.

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LOCAL TAXES

Taxe foncière:	**1853 EUR**

NOTES

DESCRIPTION

Prestigious Granite Maison de Maître – A Historic Jewel in the Heart of the Village

Set behind elegant wrought iron gates and framed by its impressive granite façade, this distinguished maison de maître stands as one of the village's architectural treasures. Steeped in history and beautifully restored, it enjoys a superb position in a central Breton town — perfect for exploring all corners of Brittany, from its dramatic coastlines to its historic cities, rolling countryside, cycle trails, hiking trails, lakeside walks, and bustling local markets.

Beyond the back door of this beautiful house lies a charming suntrap courtyard, perfectly positioned to capture the afternoon light. From here, tiled pathways guide you directly into the mature, completely enclosed and private garden, offering exceptional peace and discretion and creating a harmonious flow between indoor refinement and outdoor tranquillity.

A Grand Entrance & Refined Living Spaces

A set of stone steps leads to the main entrance, where a generous hall welcomes you with the quiet grandeur expected of a residence of this calibre. The ground floor offers a series of elegant reception rooms:

• A formal dining room with a striking marble fireplace, parquet flooring, oak panelled walls and a Louis XV / Rococo influenced plastered ceiling with a rosace a décor rocaille and chandler.

• The Grand Salon with striking marble fireplace (a copy from Chateau Fontainebleau) , oak panelled walls and a Louis XV influenced plastered ceiling with a rosace a décor rocaille and...