

Stylish semi-detached cottage with four bedrooms and beautiful outside areas



INFORMATION

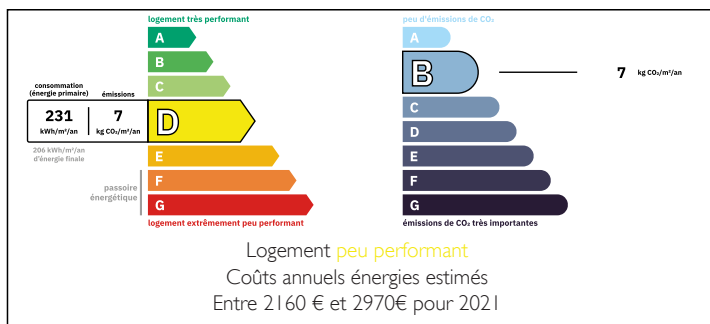
Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	120 m ²
Plot Size:	1354 m ²



IN BRIEF

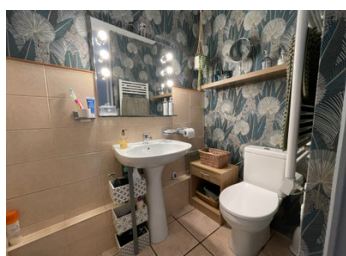
Charming semi-detached cottage in a peaceful hamlet near La Trinité-Porhoët, sympathetically renovated for modern living. A large, bright lounge with dining area and pellet burner creates a welcoming heart to the home. The kitchen, with doors to front and rear gardens, blends modern fittings with cottage charm and includes space for dining plus a wood burner. Two ground-floor shower rooms with WC. Two staircases lead to two bedrooms on either side. On both sides upstairs there is a WC; two of the rooms are under 9m² yet make cosy, comfortable spaces. Outside, a car port and gravelled frontage with established shrubs offer easy parking and seating. To the rear, a gated driveway opens to attractive gardens with summer house, tool shed and a wood store.

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

This charming semi-detached cottage in a quiet hamlet near La Trinité-Porhoët has been lovingly restored by the current owners, preserving its cottage soul while adapting it beautifully for modern living. You could arrive with just a suitcase and begin living the Brittany dream.

Inside, the large, bright lounge with dining area and pellet burner offers a welcoming space. The kitchen blends modern fittings with traditional character, has doors to both front and rear gardens, room for a table, and a cosy wood burner. Two ground-floor shower rooms with WC add practicality. Two staircases lead to two bedrooms each and on both sides an additional WC; three rooms are under 9m² yet make perfectly snug sleeping spaces.

The gardens are a real highlight: established trees and shrubs, multiple seating areas, space for vegetables, a pretty summer house, a wooden garden tool shed, a metal storage shed and a wood store — a garden to enjoy in every season. At the front, a car port and gravelled area provide easy parking and a pleasant seating spot; at the rear, a gated driveway and plenty of storage for tools and garden furniture.

La Trinité-Porhoët offers everyday essentials, a welcoming bar and weekly market, while larger shops, restaurants and bars are just 10 minutes away in Mohon. Nearby attractions include the Lac au Duc, the medieval town of Josselin, forest walks, cycling routes and traditional Breton villages. Beaches to both the north and south are easily accessible, with Rennes only 40...

LOCAL TAXES

Taxe foncière: **845 EUR**

NOTES