

Longère with four bedrooms, large garden, additional land and large hangar - by the canal.



EXCLUSIVE

INFORMATION

Town:	Saint-Gérard
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	129 m2
Plot Size:	4248 m2

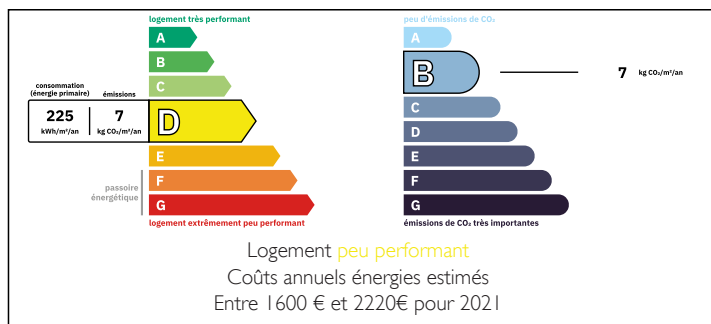
IN BRIEF

This spacious longère was completely renovated in 2008 to modern standards (including adaptations for people with reduced mobility).

Entering the lounge which has a wood burning stove and double glazed doors onto the rear terrace, to the left are three bedrooms (two doubles, one single), a large bathroom with bath, wash basin and walk-in shower and a separate WC. To the right hand side of the house is a master suite with en-suite shower room/WC and views over the rear garden. The hallway opens into a large bright kitchen with 5.5m high ceilings and exposed beams. Double glazed doors opening onto the front and rear terraces and two large velux windows ensure a very bright room. An attic space above has been well insulated and contains two hot water tanks, one for each side of the house.



ENERGY - DPE



Located a...

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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 habitation: EUR

NOTES

DESCRIPTION

At the front is a raised concrete terrace with a wooden structure covered in wisteria, giving shade in the summer, ideal for enjoying breakfast and lunch outside. The front parking area is large enough for 2-3 cars and has been tarmacked. Flower borders line the front of the house.

To the rear is a large composite wood terrace, ideal for evening sun and leading to the enclosed garden with lawn beyond. The charcoal grey fence between the rear garden and the lane was installed in 2024.

Below is a large plot of land comprising a lawn bordered by trees and a very large enclosed barn (468 m²) - with vehicle access from the road alongside the canal. It would be possible to make the shed accessible from inside the house by reopening one of the two doors currently occupied by bookcases in the kitchen.

With its sought-after location, well thought-out renovation, good quality of finish, regular maintenance and proximity to major towns and roads, this beautiful house with land and barn next to the Nantes-Brest canal could be a superb home or investment for its next owner.

Saint-Gérard

Beautiful Countryside: Saint-Gérard is welcoming village with bar/restaurant, bakery, village shop, auto garage and two schools. It is surrounded by picturesque landscapes, making it ideal for outdoor activities like hiking and cycling.

Historical Church: The village features a charming church with elements of local architecture, reflecting the region's cultural heritage.

Rural Charm: The tranquil atmosphere and traditional Breton architecture provide a glimpse into...