

Character stone property with downstairs bedroom en-suite, close to Josselin and Canal in a quiet location.



INFORMATION

Town:	Saint-Servant
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	485 m2



IN BRIEF

This is a beautiful country home, with a pretty flowery garden, a vegetable garden already in place, overlooking the countryside.

Comprising a living / dining room plus a reception room with plenty of space, and a pellet burner. Downstairs large bedroom with a toilet and shower. Access to the garden and terrace. Upstairs a further 3 spacious bedrooms with plenty of storage in the attic, bathroom plus separate wc.

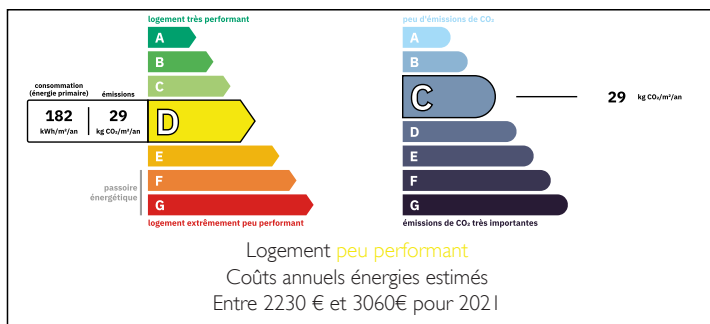
Large sunny terrace area.

Plenty of storage space is positioned to the rear of the garden, with additional rear car parking access.

There is an external annexe allowing the storage of wood as well as garden tools.

This is a lovely spacious family home in St Gobrien. Only 3km from Josselin, a beautiful tourist town with its Castle, as well as the Lac au Duc. 60 km from Rennes (TGV...

ENERGY - DPE



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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.



DESCRIPTION

On entering this delightful home, you have a good size entrance that leads straight onto an open large kitchen area. To the right, a spacious lounge and a stunning wood burner as the centre focus.

Leading back off the kitchen is another large reception room, this leads to a downstairs bedroom and en-suite bathroom. There is also access to a shaded terrace and sunny rear garden, this is where you will find plenty of external storage space, plus rear access or parking.

Upstairs : has a bathroom, wc and three good size bedrooms, a very large sunny terrace plus further storage space above in the attic, should you need.

D rated property.

Plenty of original features.

New roof.

Gas central heating.

Boiler recently serviced.

Wood burner.

Walking distance to the Nantes-Brest Canal for cycling and fishing.

Josselin, Pontivy, Vannes and Rennes central access.

Property will be going onto main drains. Ref : 1226 (Saint Servant)

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>