

Spacious Detached Village house with 4 bedrooms, 2 bathrooms, garages, sunroom, terrace and garden.



EXCLUSIVE

## INFORMATION

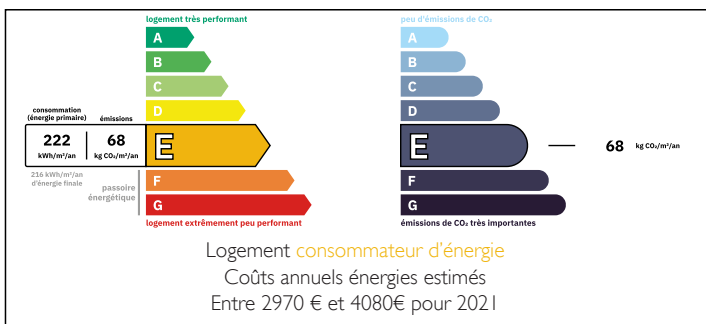
Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	165 m <sup>2</sup>
Plot Size:	508 m <sup>2</sup>

## IN BRIEF

This traditional detached property with character and original beams has amenities and schools within a two-minute walk, offering community life in a quaint, Historic village. The house has a gated driveway leading to one of the garages, with access to the house. Stone steps lead up to the private enclosed rear garden and covered terrace ideal for outdoor dining and access into the conservatory/sunroom. The second garage is to the left of the house. The ground floor consists of an entrance hall. With kitchen off to one side, well equipped with a range of cupboards, built in electric oven, separate gas hob with extractor and space for a table. Opposite is a bright and attractive sitting/dining room with window to front and French doors leading to the side driveway. There is an inner hall, practical for coats, off...



## 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

The original staircase to first floor, which has four double bedrooms, one with private shower room, with double sinks and toilet, plus a small room, ideal as a snug, dressing area or office.

There is also a fabulous family bathroom with shower cubicle, double sink unit and free-standing roll top bath, separate toilet. Off the landing to the rear is a wonderful sunroom/lounge with large patio doors overlooking the garden and gives access to outdoor terrace.

The property has tiled floors on the ground floor and in the sunroom, beautiful wooden parquet floors on the first floor. Connected to mains drainage, is double glazed throughout with shutters and has fuel central heating system. La Trinité Porhoët has a bar restaurant, bank, Pharmacy and post office. Larger towns of Ploërmel or Loudéac are a 20-minute drive. The medieval town of Josselin with its stunning chateau and the Nantes Brest canal is close too. Ideally placed in the centre of Brittany with easy access to main road networks for Rennes, Saint Malo, Caen and North and South Brittany coastlines.

Dimensions:

Kitchen 16m<sup>2</sup>, Sitting/Dining room 26m<sup>2</sup>, Laundry 7m<sup>2</sup>, Family bathroom 7m<sup>2</sup>, Bedrooms 12m<sup>2</sup>, 16m<sup>2</sup>, 16m<sup>2</sup> & 12m<sup>2</sup>, small room 7m<sup>2</sup>, Sunroom 25m<sup>2</sup>,

Outside, terrace 10m<sup>2</sup>, garages 23m<sup>2</sup> and 25m<sup>2</sup>, Cave/storeroom 10m<sup>2</sup>

## LOCAL TAXES

**Taxe foncière: 836 EUR**

**Taxe habitation: EUR**

## NOTES

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