

Large detached 5 bed house, popular countryside setting, fab family home, holidays or rental, WOW, visit now!



## INFORMATION

Town:	Saint-Vincent-sur-Oust
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	220 m2
Plot Size:	1000 m2

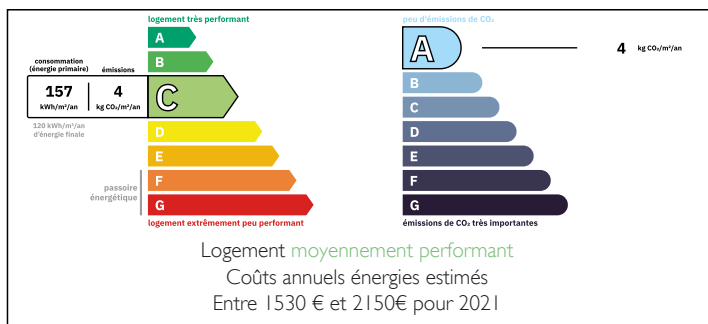
## IN BRIEF

LOCATION, LOCATION, LOCATION... Houses of this size and scope in this sought-after spot don't come on the market very often so we are delighted to present this property! Just 1km from the River Oust/Nantes-Brest Canal and sitting high so there's no flood risk, you can stroll down to enjoy the beautiful location in around 15 minutes or take the car if you're loaded up with picnics or go by bike to join the canal path (quicker on the way down there!).

With such a lot of living space and the outdoor space too, there is so much you can do with this house. At around 1500€/m2 it also represents great value for money for this sector! Hurry up and book your visit to see if this is the house for you. More photos available too, please ask.



## 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 house consists of a ground floor with a large open plan living area, a large kitchen, another room that can be used as a separate dining room (or many other things, office, games room, studio etc.), two downstairs bedrooms and a bathroom with Italian shower. There is a separate toilet, also a utility room and a small workshop room with attic above for additional storage/use.

Upstairs from the large landing area 3 more bedrooms, 1 shower room, 1 separate toilet and a small attic for more storage. If you needed any more sleeping space, the landing currently has two beds too, plenty of overflow space!

The house is built of stone and is insulated by wooden cladding on the outside.

The garden is charming and has a wooden carport, another shed for the tools, and a south-facing terrace. You even have a small pond for a few fish!

The tarmac drive gives easy, low-maintenance access to the property.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

Approximate measurements:

GROUND FLOOR

Living room : just under 60 m<sup>2</sup>

Kitchen : 25m<sup>2</sup>

Dining room: 22 m<sup>2</sup>

Bedroom 1 : 17m<sup>2</sup>

Bedroom 2 : 15m<sup>2</sup>

Utility room : 9.5m<sup>2</sup>

UPSTAIRS

Mezzanine landing: 22m<sup>2</sup>

Chambre 3 : 10.5m<sup>2</sup>

Chambre 4 : 13.5 m<sup>2</sup>

Chambre 5 : 8.5 m<sup>2</sup>

Book your viewing soon to avoid disappointment!

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