

Enchanting detached home, perfect with stunning views, a private pool and parking in a idyllic location.



INFORMATION

Town:	Taupont
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2730 m2

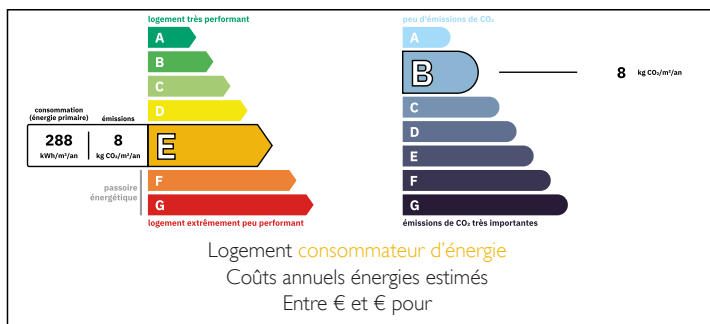
IN BRIEF

This spacious property offers breathtaking views and a gated driveway, leading to a lovely, enclosed south-facing garden—perfect for pets. The design pool is an idyllic spot to stay cool during the summer. Inside, the home featuring a newly built extension with a fully fitted kitchen.

Every room is bright and airy, with plenty of storage both upstairs and downstairs. The property boasts 3 bedrooms, 2 bathrooms, and a separate WC. Set on a generous 2730 m² plot, this home offers unparalleled comfort and style.

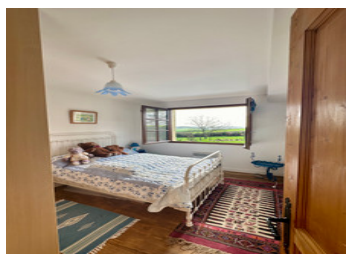
Located just a short drive from Taupont, Ploërmel, and Josselin, with easy access to major routes such as the N24 (Rennes/Pontivy) and N166 (Vannes/Nantes). This property also holds potential as a rental business or holiday home (Gîte).

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 magnificent home is set amidst a beautifully landscaped garden, complete with fruit trees, lush flowers, and stunning countryside views. The property features a spacious living and dining room with a charming fireplace, offering a view of the garden and terrace, along with a bright, modern kitchen.

Salon: 36 m²

Kitchen: 28 m²

Master Bedroom: 23 m²

Bedroom 2: 12 m²

Bedroom 3: 9.65 m²

Upon entering, you'll find a welcoming hallway with a bespoke front door and WC with plenty of practical storage. To the left is the expansive kitchen, with patio doors leading to the terrace, while the large lounge to the right offers direct access to the garden—both rooms showcasing stunning views of the swimming pool.

Upstairs, you'll find a bathroom with WC and three spacious bedrooms, all offering breathtaking views. The master bedroom boasts a large en-suite bathroom for added comfort.

The garden features two external annexes for wood and garden tool storage, plus a separate pool house. Double-glazed windows throughout, a large terrace with BBQ, and off-road parking for up to 5 vehicles (with space for a campervan) add to the property's appeal. Electric access is available via the lower level. The garden offers a mix of shaded and sunny areas for various outdoor experiences.

Additional highlights include:

Fitted kitchen with abundant storage space.

LOCAL TAXES

Taxe habitation: EUR

NOTES