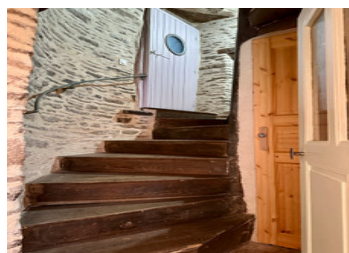


This lovely, spacious village home offers great potential and is located just a short distance from the canal.



INFORMATION

Town:	Saint-Servant
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	800 m2

IN BRIEF

Charming Country Home with Garden and Countryside Views – Near Josselin

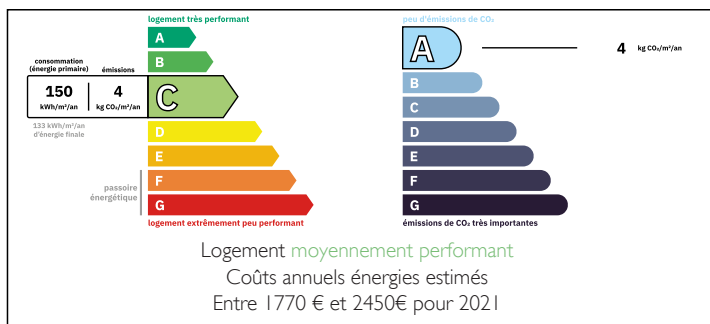
This beautiful country home offers a peaceful lifestyle with lovely views over the surrounding countryside. Set in a pretty village and surrounded by a mature garden, it also includes a large outbuilding—ideal for those who enjoy renovation projects or need extra space.

The ground floor features a bright and spacious living and dining room, along with a large bathroom equipped with a shower and toilet.

Upstairs, you'll find three generously sized bedrooms and excellent storage, including access to a very large attic with potential for further development.

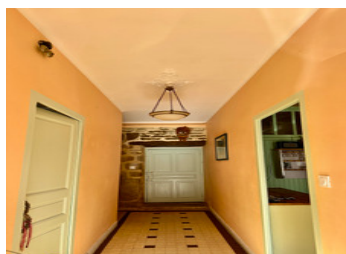
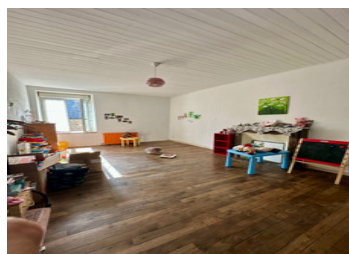
Outside, the sunny garden is perfect for relaxing or entertaining. To the rear, there are several

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

Renovation Potential – Ideal for Business Use or Extended Living

This property offers fantastic renovation potential for those looking to create a home with income-generating possibilities or extended family accommodation.

The spacious ground floor includes two large areas ready for conversion—ideal for transforming into a self-contained gîte, guest suite, or even a small office or workshop space. With independent access possible and enough separation from the main living area, this setup would be perfect for running a bed and breakfast, artist's studio, or holiday rental while maintaining privacy.

The split-level floor with two additional rooms to renovate could be developed into a private guest wing, home office, or children's play/study area, depending on your needs.

The large attic, with its beautiful exposed beams, also presents a wonderful opportunity for conversion into a studio apartment, additional bedrooms, or a creative workspace.

Outdoors, the existing barn and outbuildings could be repurposed into workshops, rental units, or event spaces, subject to planning permissions. The separate access to the rear makes logistics and guest arrivals easy and discreet.

With solid structural elements already in place (updated windows, and a modern pellet boiler), the major investments are already taken care of—leaving you free to focus on bringing your vision to life.

Energy rated C !!

LOCAL TAXES

Taxe habitation: EUR

NOTES