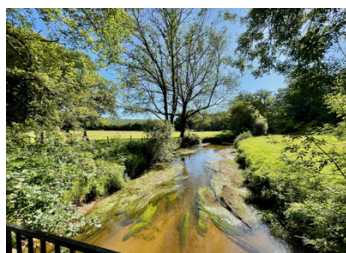


**26KM VANNES Ideal for Horses- Renovated spacious property on 19 acres set in a bucolic rural hamlet with pool**



## INFORMATION

Town:	Saint-Jean-Brévelay
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	184 m2
Plot Size:	78000 m2

## IN BRIEF

The property has been extensively renovated in recent years .

Installations include heat pump central heating system, wood burner in the living room, pvc double glazing, solar panels 2024 , a swimming pool 8x4M with retractable. cover.

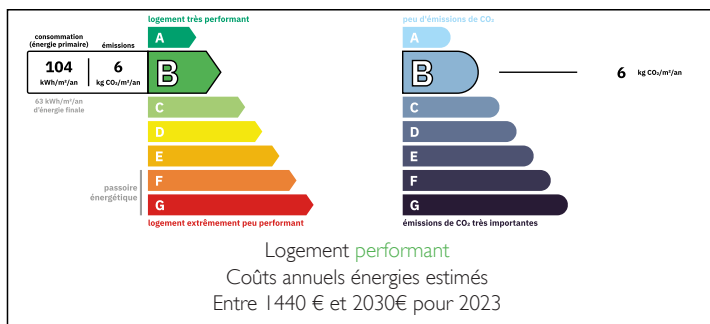
Very good energy performance rating B

Unspoilt views from the living room and balcony terrace.

Plentiful garage space with large basement garage and independant garage and carport.

A cellar. The land is crossed by a river. A well.

## 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

Interior comprising of , on the garden level :  
a cinema room, a bedroom, a shower room, WC, a cellar and a garage.

Raised ground floor comprising of: a spacious living room with a wood burner opening onto a balcony-terraced area overlooking the swimming pool, an open plan fitted and equipped kitchen, a utility room, WC.

Upstairs: a master en-suite bedroom with a spa bath and shower, a bedroom, a study/bedroom, a dressing room, a bathroom and WC.

A large independant double garage with carport. A Wooden chalet. Swimming pool. Land and fields ideal for horses crossed by a river.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES