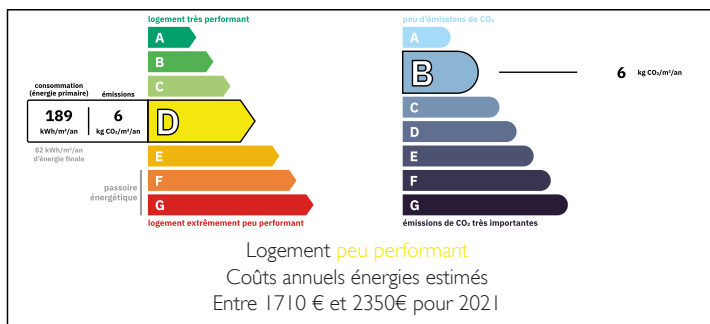


Offer Price Accepted!. Easy-to-maintain garden Ideal as a holiday home. Plenty of space

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Trinité-Porhoët
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	366 m2

IN BRIEF

Charming Townhouse in the Heart of a Historic Village – La Trinité-Porhoët

Renovated three-bedroom townhouse located in the vibrant centre of La Trinité-Porhoët, with all local amenities within walking distance. Ports, airports, and the Brittany coast are all within an hour's drive.

Double glazed windows and a solid roof in excellent condition

Private, easy-to-maintain garden

Spacious hallway leading to a modern tiled bathroom and contemporary kitchen with patio doors opening onto the garden

Bright lounge with direct garden access

Large storage area for garden tools

Upstairs: three bedrooms with original wooden floors and double glazing

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 home has been renovated to a good standard and retains plenty of character and charm. A fixed staircase leads to a fabulous loft space, bright and airy, which could serve as a fourth bedroom, studio, or creative workspace.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES