

## 30KM Vannes – A characterful breton detached longère with large gardens in a peaceful rural hamlet



## INFORMATION

Town:	Sérent
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	150 m <sup>2</sup>
Plot Size:	4732 m <sup>2</sup>



## IN BRIEF

A lifestyle choice for those looking to escape to a rural breton environment.

Detached property with just a couple of neighbours

Character property still offering lots of potential whilst keeping the original character

Double Garage

Part of the property is heated by a recent wood pellet boiler and or wood burners

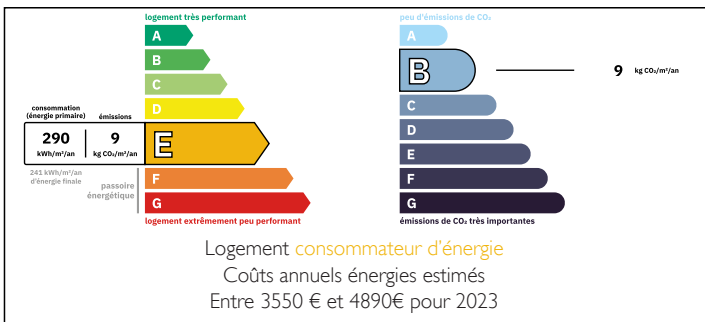
Double glazing.

Unspoilt countryside views.

Ideal for walking and cycling

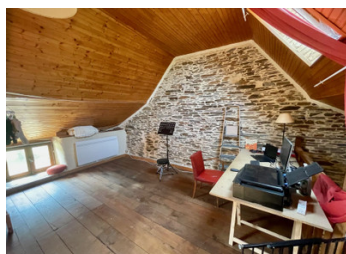
Over 1 acre of grounds part garden-part woods with well .

## ENERGY - DPE



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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

Habitation comprising of, on the groundfloor: a large open plan kitchen/ dining room approx 45M2 with a fire place-wood burner and terracotta tiled flooring , sliding bay windows lead onto a south facing terrace, a utility room with a recent wood pellet boiler, a cosy lounge approx 30M2 with a fireplace-wood burner, an adjoining office - workshop with a shower room- WC .

First floor: staircase from the kitchen-dining room leading to three bedrooms (one with a small mezzanine). A bathroom, WC.

A Staircase from the lounge to a large independant bedroom.

A Staircase from the office workshop to an office .

Exterior:

South facing terrace

Large garden with small wooded area - mostly enclosed.

Double Garage and parking .

Distance:

5KM Serent

15KM Malestroit

22KM PLoermel

22KM Questembert TGV station Vannes Rennes Paris

23KM Rochefort en Terre

30KM VANNES

42KM REdon Tgv station Paris 2h30mins

84KM Rnnes Airport

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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