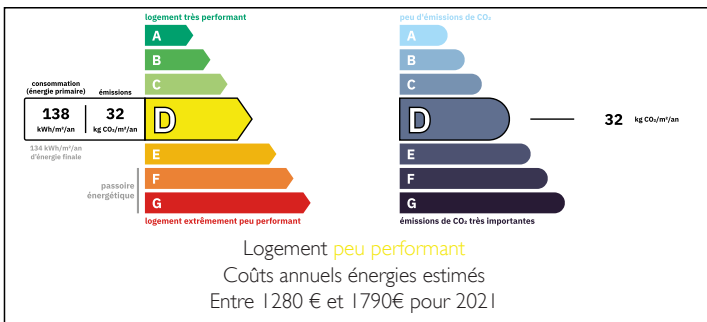


## LARGE VILLAGE HOUSE. Rennes /Vannes/ Redon Near the Nantes-Brest Canal.

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Saint-Martin-sur-Oust
Department:	Morbihan
Bed:	3
Bath:	3
Floor:	155 m <sup>2</sup>
Plot Size:	790 m <sup>2</sup>

## IN BRIEF

Large village house with garden in a cul-de-sac, on 3 levels

Perfect for family life, holiday home or bed and breakfast.

- Surface area: Three floors offering beautiful spaces.
  - Exterior: Private garden, well, parking
- Mains drainage

On the ground floor:

- A bright entrance leading to a kitchen open to the living room, equipped with a pellet stove.
- A bedroom with private bathroom, opening directly onto the garden, as well as a shared bathroom with WC.
- A technical room.

On the first floor:

- A large landing leads to two beautiful bedrooms, a bathroom with WC and a large living room area,

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

Rare opportunity with incredible potential!

Mid-way between La Gacilly and Malestroit, Redon and Ploermel, Vannes and Rennes and only 45 minutes from the coast, this is a great location for your new permanent home or as a holiday home base.

Walking distance from the River Oust/Nantes-Brest canal and a small lake (but not in a flood zone). The popular riverside village is lively all year-round with summer markets, a music festival and concert nights and a Christmas Fayre, has a medical centre, a primary school, good transport links to senior schools and colleges and has a bakery, a mini-supermarket, a regionally-popular butcher's, two cafés/restaurants, a cidemaker's shop, two hairdressers, a garage, a brocante and other services. Discover an unique place

In the heart of the village, this large house of character extends over three floors and exudes charm. A stone's throw from the famous Nantes-Brest canal and a peaceful pond.

From the entrance bathed in light, an open kitchen invites you to share meals, while the living room, heated by a pellet stove, promises mild winter evenings. A ground floor bedroom, with its private bathroom and toilet, opens onto the garden and has private access which could be suitable for rental.

A beautiful wooden staircase leads to the first floor, where the landing reveals two bright bedrooms and a bathroom with toilet. A large living room area completes this floor, which can be transformed into an office, additional bedroom, music room or other, according to your desires.

You then access the...

## LOCAL TAXES

**Taxe foncière: 714 EUR**

**Taxe habitation: EUR**

## NOTES