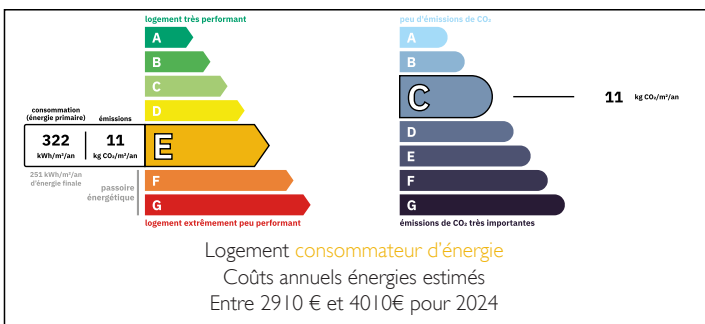


Charming detached house with large garden, swimming pool, pond and woodland. Near Pontivy and Loudéac.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Gonnery
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	147 m ²
Plot Size:	8453 m ²

IN BRIEF

Discover this beautiful detached three bedroom character property, a haven of tranquillity nestled in its own wooded parkland complete with a pond. On the edge of a village, but set back from the street, accessed via a long driveway and not overlooked. Despite its peaceful seclusion, the house offers easy access to Pontivy and Loudéac via the D768, offering the perfect balance of privacy and accessibility.

The ground floor comprises a large fitted kitchen and dining area with wood burning stove, a back kitchen/utility room with shower. A large living room with wood burning stove, entry hall, WC, and a large ground floor bedroom with private shower room and WC. Upstairs are two large bedrooms, one with cathedral ceiling, a family bathroom and a WC.

The grounds feature an in-ground heated pool, lawns, mature trees, a pond, wild woodland and...

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

Property Highlights

Modern Kitchen & Dining Area: The entrance leads to a fully equipped, contemporary kitchen-diner with a utility room and a spacious dining area, complete with a newly installed wood burner.

Charming Lounge: A cozy living space bursting with original features, also featuring its own wood burner, ensuring warmth and character.

Master Suite: Located on the ground floor, the master bedroom is a generous 20m² with a private en-suite bathroom and patio access via double doors.

First Floor: A versatile landing, perfect for an office or study area, leads to two double bedrooms with electric radiators and a family bathroom.

Outdoor Features

Heated Swimming Pool: Relax and unwind in the luxurious heated pool.

Paved Patio: Ideal for outdoor dining and entertaining.

Small Lake & Woodland: Stroll through your own private natural retreat.

This unique property offers complete privacy and serene quietude, making it an exceptional find. Perfect for those seeking a peaceful lifestyle without compromising on modern comforts.

Contact us today to arrange a viewing and experience this extraordinary home for yourself.

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

LOCAL TAXES

Taxe foncière: 772 EUR

Taxe habitation: 571 EUR

NOTES