

Spacious and bright three-bed detached property in a small hamlet near Rohan. Large garage and cellar.



EXCLUSIVE

INFORMATION

Town:	Rohan
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	123 m ²
Plot Size:	379 m ²

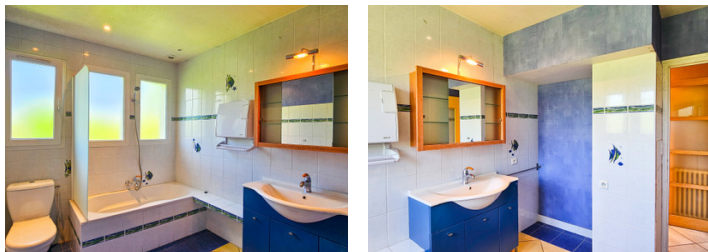
IN BRIEF

This light and bright three bedroom house is situated in a quiet hamlet near to beautiful Rohan and could be an ideal first home, holiday home or investment property.

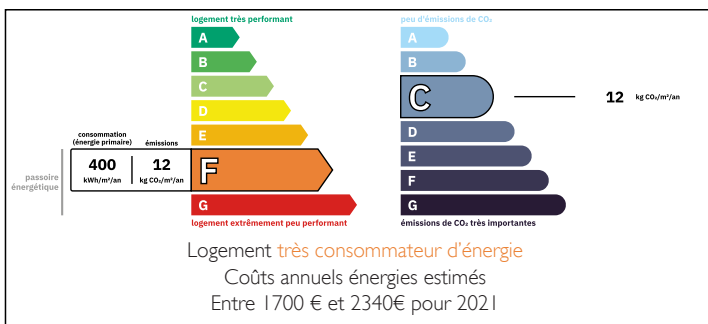
Entering into the raised ground floor via a fully glazed front door there is a open-plan dining room to the left. On the right is a fitted kitchen with DeDietrich appliances and this opens onto a bright living room with an open curved fireplace in terrazzo stone.

There is also a nice family bathroom with WC and three bright bedrooms with built storage and original parquet flooring. All rooms have PVC double glazing and shutters.

Downstairs is a large cellar with boiler room, back showerroom, two other work rooms and a large garage. This could perhaps be transformed into a



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

The local area.

Rohan, located in the department of Morbihan in Brittany, France, offers a charming and tranquil lifestyle that may appeal strongly to potential home buyers seeking a peaceful, rural setting with authentic Breton character. Here are the key attractions from a home buyer's perspective:

Canal-side Living - Rohan sits along the Nantes-Brest Canal, offering picturesque waterway views, walking and cycling paths, and opportunities for boating. This setting is ideal for those seeking a scenic and relaxed lifestyle.

Authentic Village Atmosphere - The village has a traditional Breton character with stone houses, a church, and a small-town charm. It offers a slower pace of life that's ideal for retirees, remote workers, or those seeking a holiday home.

Strategic Location - Rohan is centrally located in Brittany, providing easy access to larger towns like Pontivy and Vannes, and the beautiful southern Brittany coast. It's a practical base for exploring the region.

Affordable Property Prices - Compared to coastal or urban areas, property prices in Rohan are generally more affordable, offering good value for spacious homes and potential renovation projects.

Community and Amenities - Despite its small size, Rohan has essential amenities like bakeries, cafés, and local shops, as well as a sense of community that's welcoming to newcomers.

Outdoor and Leisure Appeal - The surrounding countryside and proximity to the canal make Rohan attractive for nature lovers, cyclists, anglers, and walkers. The area offers a healthy, outdoor-oriented lifestyle.

LOCAL TAXES

Taxe habitation: EUR

NOTES