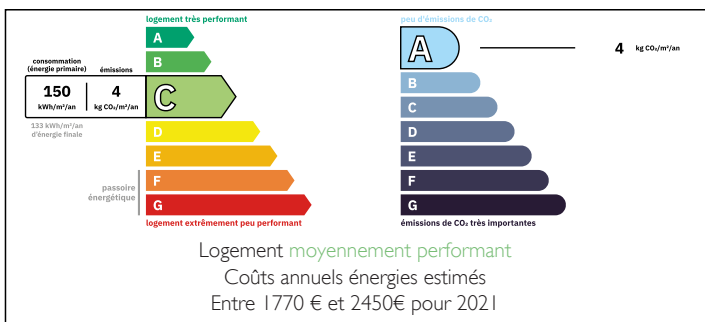


This beautiful and spacious village house is ideally located just a short distance from the canal.



ENERGY - DPE



INFORMATION

Town:	Saint-Servant
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	137 m2
Plot Size:	800 m2

IN BRIEF

Charming country house with garden and countryside views – Near Josselin

This beautiful country house offers a peaceful living environment with lovely views of the surrounding countryside. Located in a pretty village and surrounded by a mature garden, it also includes a large outbuilding, ideal for renovation enthusiasts or those needing additional space.

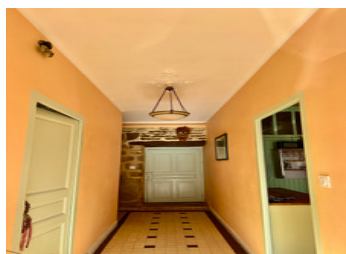
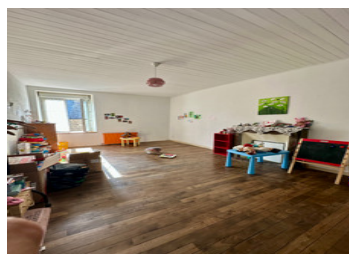
The ground floor comprises a bright and spacious living-dining room, as well as a large bathroom with a shower and toilet.

Upstairs, you will find three spacious bedrooms and plenty of storage space, including access to a very large attic space.

Outside, the sunny garden is ideal for relaxing or entertaining. To the rear, several outbuildings offer

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

Renovation Potential – Ideal for Professional Use or a Primary Residence

This property offers exceptional renovation potential for those wishing to create an income-generating home or accommodate a large family.

The spacious ground floor comprises two large convertible spaces, perfect for a self-contained gîte, a guest suite, or even a small office or workshop. With independent access and sufficient separation from the main living area, this layout would be ideal for a B&B, an artist's studio, or a seasonal rental while maintaining privacy.

The duplex upper floor, with its two additional rooms requiring renovation, could be converted into a private guest wing, a home office, or a children's play/study area, depending on your needs.

The large attic, with its beautiful exposed beams, also offers excellent conversion opportunities for a studio, additional bedrooms, or creative workspace.

Outside, the existing barn and outbuildings could be converted into workshops, rental accommodation, or event spaces, subject to planning permission. The separate rear access facilitates and secures logistics and guest arrivals.

Thanks to the solid structural elements already in place (renovated windows and a modern pellet boiler), the major investments have already been made, allowing you to focus on making your project a reality.

Energy Class C!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES