

FULL ASKING PRICE ACCEPTED Fully Furnished – Even Electric Bike Included! Just minutes from Josselin & canal.

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-Servant
Department:	Morbihan
Bed:	1
Bath:	1
Floor:	40 m2
Plot Size:	112 m2

IN BRIEF

Charming Country Home with Garden – Minutes from Josselin & Canal Walks

This beautiful country home offers a peaceful lifestyle with lovely views over the surrounding countryside. Nestled in a pretty, character-filled village, it strikes the perfect balance of charm and comfort, with a mature, easy-to-maintain garden — making it the perfect bolthole for those seeking tranquillity and a touch of rural charm.

The property includes two electric bike, ideal for scenic rides along the canal or into nearby Josselin, a picturesque and popular tourist town full of history and charm.

Inside, the ground floor features a bright, open-plan living and dining area, a stunning, well-fitted kitchen, and a bathroom with shower and WC. French doors open out onto a cosy patio/terrace, perfect

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

Whether you're looking for a turn key holiday retreat or a home with light project potential, this charming property offers everything — all just minutes from the canal, countryside walks, and the timeless charm of Josselin.

- *Turn-Key Holiday Retreat!
- *Fully Furnished – Even Electric Bike Included!
- *Just minutes from Josselin and scenic canal-side walks.
- * Best part. Local bus service nearby and only 45 minutes' drive to the coast — the perfect base for exploring Brittany!
- * Mains Drains
- *Double glazed.
- *Recently roof works
- *Countrystyle kitchen units - hardly used!
- *Park nearby for the children.
- *Bar/mini food supply store.
- *Weekly Fish&Chips plus Pizza vans.

Don't miss your chance to own this charming, retreat near Josselin. Fully furnished, electric bikes included, and just 45 minutes from the coast!

This property won't be on the market for long — secure your viewing today!!

LOCAL TAXES

Taxe habitation: EUR

NOTES

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