



## Beautiful cottage needs to be visited , 221,550.00 €

### Informações do Revendedor

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Name:          | Linda Monks                                                                                           |
| Nome da        | D-Habitat L'Agence                                                                                    |
| Empresa:       | Immobiliere                                                                                           |
| País:          | França                                                                                                |
| Experience     |                                                                                                       |
| since:         |                                                                                                       |
| Tipo de        | Selling a Property                                                                                    |
| Serviço:       |                                                                                                       |
| Specialties:   |                                                                                                       |
| Property Type: | Apartments, Houses                                                                                    |
| Telefone:      | +33 (297) 671-793                                                                                     |
| Languages:     | English, French                                                                                       |
| Website:       | <a href="https://www.propertyforsaleinbrittany.co.uk">https://www.propertyforsaleinbrittany.co.uk</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 248,269.82 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Bretanha   |
| CEP:                   | 56490      |
| Adicionado:            | 04/10/2026 |

#### Informação adicional:

Located close to the popular village of La Trinite Porhoet this beautiful cottage needs to be visited to be appreciated. it is a mixture of tradition and modern comfort.

On the ground floor you will be impressed by the beautifully professionally installed kitchen, this room really is the heart of the home. Following on your arrive in the very comfortable lounge that has direct access to the front gardens. The lounge area also offers the benefit of a dining area. Also on the ground floor there is another space which could easily become a home office area. The two shower rooms of the property can also been found on the ground floor but on the upper floor there are also two WC's. On the upper floor there are three good sized bedrooms and as a bonus there are two box rooms which could be used as additional bedroom accommodation for visitors, one of these rooms is currently used a dressing room.

The grounds are very private and very well maintained. To the front of the property you have a grassed area and patio. To the rear you have a generously sized gravel courtyard, two garden sheds and a summer house, gazebo area and beyond this lawn with a swimming pool ( temporary). The courtyard offers ample parking space and is gated. The property has as well as the beautiful kitchen, quality double glazing



throughout and two woodburners. Properties like this do not come along often and it won't be on the market long!. All you need to do is arrive, settle in and begin enjoying your life in France.

Set in a very popular area nothing is too far away. The village of La Trinite Porhoet is only a pleasant cycle or a two minute drive and in the village you will find a boulangerie with a small grocery selection, post office, bank, pharmacy, bar, antique shop and a throughout the year in the main square you will find the weekly Tuesday evening market . The pretty town of Josselin with its shops, restaurants, bars, chateau, canal and weekly market is no more than a 15 minute drive. The large and popular town of Ploermel is approximately 20 mins drive, here you will find every amenity you could wish for including the popular and beautiful Lac au Duc with its lake, beach, summer watersports, golf course, hotel and spa !

Distance to St Malo ferry port is approximately 1hr 15 mins, Rennes rail links and airport can be reached in 50 minutes. (5.50 % fees incl. VAT at the buyer's expense.)

Further informations

Number of room(s) : 4

Number of bedroom(s) : 3

Price : 221 550 € HAI

including 5,50 % of fees, at the expense of the purchaser

Ground area : 1 354 m<sup>2</sup>

Heating : Bois + electrique

Garden : Yes

Price excluding fees : 210 000 €

DPE: D & B

## Comum

|                         |                     |
|-------------------------|---------------------|
| Quartos de dormir:      | 3                   |
| Banheiro:               | 2                   |
| Pés quadrados acabados: | 113 m <sup>2</sup>  |
| Tamanho do lote:        | 1354 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Building details



# IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

---

Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX9.033.422

