



## Detached rural house with three bedrooms and river valley views

This house is situated on a substantial plot backing onto the River Oust. Although the property does not adjoin the river there is only a small field separating it. The property would benefit from a general facelift, and represents a great investment, ideal as holiday home or permanent residence. Outline . . .

**Town:** Malestroit  
**Dept:** Morbihan  
**Plot size (m2):** 3989  
**Habitable (m2):** 240  
**Bedrooms:** 3  
**Bathrooms:** 1  
**Agent:** Lynne Bardell

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**€ 158 050**

Situated on the edge of a pretty village yet within 5 minutes of the tourist centre of Malestroit

The house

Steps lead up to : entrance hall, lounge/dinning room looking to the front of the property. parquet floor throughout. 3 double bedrooms, one fitted with handbasin, wc and shower room, kitchen with cupboards and worksurfaces leading to conservatory with views over the rear of the property and the river. Staircase from the hall leads down to the sous-sol which extends under the whole floor area of the house. Here is the garage, central heating boiler and storage tank. Stacks of space to do with what you wish, being dry and airy.

The garden

A large 'L' shaped garden laid to grass going down towards the river where holiday craft can be seen to go by. Walks abound from here.

Airport Rennes 55 min, Dinard 1h 30

TGV Rennes 1 hr



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