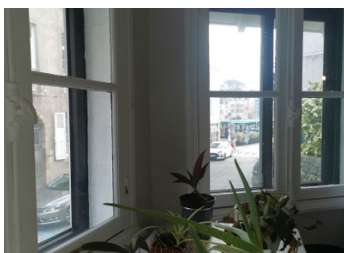


Stylish large house with garage by VANNES port & chateau! Home, holiday home or rental investment, you choose!



## INFORMATION

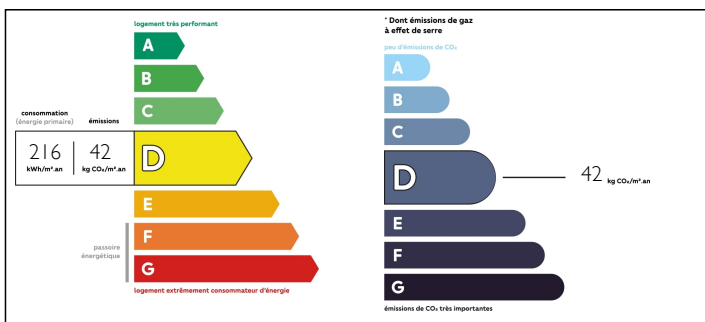
Town:	Vannes
Department:	Morbihan
Bed:	5
Bath:	2
Floor:	253 m2
Plot Size:	233 m2



## IN BRIEF

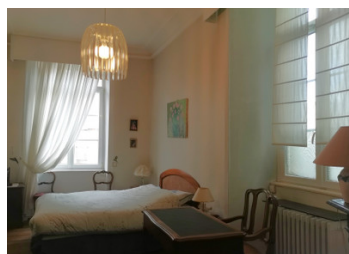
Very rare opportunity to own a large house just off the gorgeous port area and almost beside the historic town centre, then just a bit further to the Chateau and ramparts, this is fantastic setting! Huge investment and rental opportunity too, upstairs is practically self-contained with bedrooms and a kitchen, ideal for student lettings! Full of charm and style, this house is right in the centre of vibrant Vannes life, but tucked away to provide some calm and peace away from the madding crowd. Currently used as an owner's residence on the raised ground floor, with grand entrance hall, kitchen, conservatory with port views, lounge/dining-room, two bedrooms an office and a bathroom and toilet, with upstairs used for rental with its 4 bedrooms, separate kitchen, bathroom and toilet (access via separate staircase from the shared entrance hall). An additional WOW factor is the fabulous 35m2 underground 'cave' garage befitting...

## 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

In the heart of the city centre, this deceptively large 18th century house would be a great investment, currently very competitively priced on a price per square metre basis! And in addition to the living areas, it has numerous other rooms in the basement for storage including wine cellars. More photos available, come and see this unique place and fall in love with the location and the possibilities!

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

## NOTES