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## Charming lakeside New Build in Morbihan (Virtual Video)

**La Trinité Porhoet , Morbihan , Brittany**



# €157,300

inc. of agency fees

2 Beds   1 Baths   70 sqm   800 sqm

Brand-new 2-bedroom bungalow located within a minute walk from a tranquil lake and five minutes to the town centre. Ideal for families seeking convenience and serenity. The price is all inclusive. Reduced notaire fees.

### At a Glance

<b>Reference</b>	MFH-NBB191001	<b>Near to</b>	Vannes	<b>Price</b>	€157,300
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	70 sqm
<b>Land</b>	800 sqm	<b>Pool</b>	No	<b>Land Tax</b>	€600.00

### Property Description

This newly-built 2-bedroom bungalow is situated in an ideal location, just a minute's walk from a tranquil lake and a short 5-minute stroll from the vibrant town centre, offering a perfect combination of convenience and serenity for families.

Located only a 10-minute drive from the historic town of Josselin, where you can find various amenities such as supermarkets, charming restaurants, and weekly markets, and a mere 45 minutes from the beautiful beaches and lively coastal scene of Vannes, this home seamlessly blends rural charm with easy access to essential facilities.

The bungalow is move-in ready, designed to the latest energy-efficiency standards, and features your choice of flooring, a fitted kitchen, and tasteful decoration throughout. This turn-key home is an appealing choice with low heating and hot water costs.

This property presents a fantastic opportunity for investors with potential rental yields of up to 14%. A full property management service is available, handling everything from marketing the property (including creating a custom website) to managing bookings, changeovers, and day-to-day maintenance.

Furthermore, other options are available on this plot, including larger 3-bedroom bungalows and 4-5-bedroom houses. we also offer similar opportunities across [Brittany, Vendée, and Normandy](#).

## Key Benefits

- **Spacious Open-Plan Living Area:** Light-filled living and dining space with large windows, offering a seamless connection to the outdoor area.
- **Modern Fitted Kitchen:** Fully equipped with high-quality appliances, customisable to your personal style and needs.
- **Two Generous Bedrooms:** Both bedrooms are designed for comfort, with ample space for double beds and fitted wardrobes.
- **Contemporary Bathroom:** Choose between a sleek walk-in shower or a luxurious bath, with modern fittings and a bright, clean design.
- **Energy-Efficient Heating:** Advanced central heating and hot water system powered by a heat pump, reducing running costs to just €35 per month.
- **Turnkey Finish:** Fully decorated in neutral tones, with your choice of flooring and all fixtures and fittings completed to the highest standards.
- **Private Garden:** Ample outdoor space, ideal for a terrace, garden, or outdoor dining, ideal for enjoying the peaceful surroundings and proximity to the lake.

## The Environment

- **In a Private Spot :** Set on a generous 800 sqm; plot, providing a tranquil and secluded outdoor space perfect for relaxation or gardening.

- **Picturesque Lakeside Setting:** Just a 1-minute walk from the beautiful lake, offering lovely views and the perfect spot for nature walks and picnics.
- **Peaceful Environment:** Located in a calm location, the property offers complete privacy, while still being a short walk from the town's amenities.

## Extra Information

- **Turnkey Ready:** The bungalow is fully finished and ready to move into, with customisable flooring and a fitted kitchen included in the price.
- **Energy Efficient (RE2020) :** Built to RE2020 standards, ensuring excellent insulation and energy efficiency, with heating and hot water costs estimated at just €35 per month.
- **Investment Opportunity:** This is an ideal investment opportunity, with potential rental yields of up to 14%. Fully serviced and backed by a management company.

## About the Location

- **Excellent Location:** Only 10 minutes from the charming town of Josselin, with its shops and supermarkets, and 45 minutes to the coastline.
- **Walking Distance to Town:** Just 5 minutes on foot to the town centre with local amenities, shops, and restaurants.
- **Nearby Transport Links:** Easy access to major roads, only a 10-minute drive to Josselin and 45 minutes to Vannes.
- **Convenient Coastal Reach:** Only 45 minutes by car to the beautiful beaches and coastline of southern Brittany.
- **Just a Minute's Walk to the Lake** – Enjoy immediate access to a beautiful, serene lake, ideal for peaceful walks, fishing, and outdoor relaxation.

*For more information about this new-build or to receive the brochure or the VIDEO, [please contact us](#).*

## Environment & Surroundings

- Near to Shops? ✓
- Near to Schools? ✓
- Public Transport? ✓
- Lake or River View? ✓

## And Before You Ask

- Exposure: South
- Condition: Immaculate
- Heating System: Reversible heating system
- Condition of Roof: New
- Drainage: Connected to mains town system
- Property Tax: €600.00
- Land Tax: €600.00
- Reduced Notary Fees? Yes

## Summary

Property type:	House
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€157,300

## Key Information

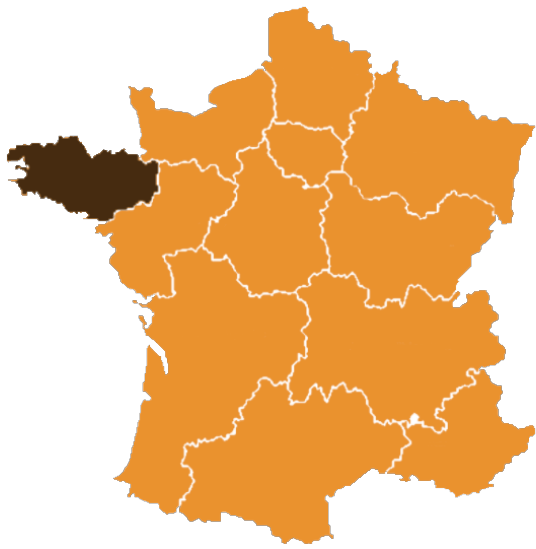
Year Built:	2024
Internal Area:	70 sqm
Land Area:	800 sqm
Floor:	1

### Property Features:

- Prime Lakeside Location – Enjoy picturesque views with a serene lake right next to the plot.
- 5-Minute Walk to Town Centre – All amenities
  - including shops
  - restaurants
  - and services
  - are within a short stroll.
- Spacious 2-Bedroom Bungalow – Customisable layout to suit your lifestyle needs.
- Energy-Efficient Build – Constructed to meet RE2020 standards for low energy costs and environmental impact.
- Private Garden and Terrace – Perfect for outdoor living and entertaining in a peaceful setting.

Has a Garden	Yes
Has ADSL/Broadband?	Yes

**Location: Brittany**

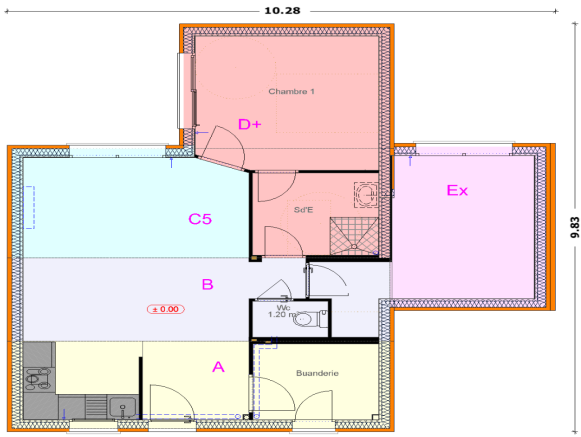


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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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