Click to view MFH-NBB191001

# **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

**Reference** MFH-NBB191001 **Near to** Vannes **Price** €157,300

Bed 2 Bath 1 Hab.Space 70 sqm

**Land** 800 sqm **Pool** No **Land Tax** €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

Connected to

Drainage: 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:

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 2Bedroom
  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** 



# Gallery















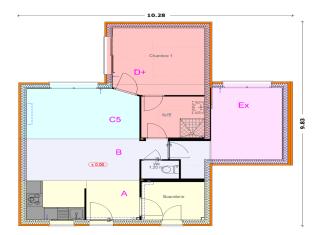














Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

#### Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

#### **Buying French Property Just Got Easier...**

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

#### **Testimonials**

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

#### 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.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved