

UNDER OFFER ! - Detached rural property – Idyllic setting – no close neighbors – far-reaching views



INFORMATION

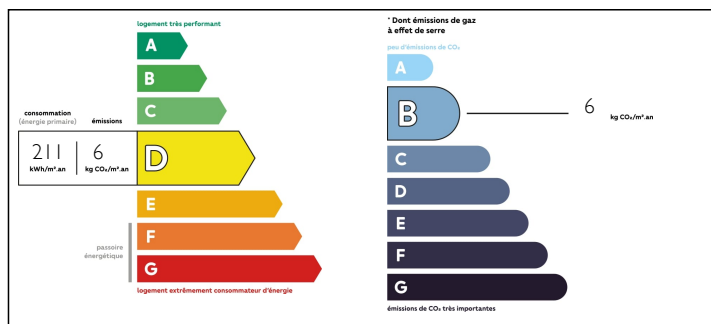
Town:	Guégon
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	138 m2
Plot Size:	2320 m2



IN BRIEF

Set in an elevated position close to Josselin and the Canal Nantes à Brest(2km), yet far from the madding crowd!! This exceptional property is welcoming, spacious, bright, and homely. Two reception rooms plus a country kitchen master bedroom with ensuite facilities. Tastefully decorated throughout. A real treat. Book your visit now.

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.



LOCAL TAXES

Taxe foncière: **767 EUR**

NOTES

DESCRIPTION

The accommodation :

**All the rooms on the ground floor and the master bedroom are double aspect, offering plenty of natural light

**Two woodburners heat the ground floor. All rooms have electric convector heaters installed.

Enter into a sunny porch through into the

*Dining room (27m²) with ceramic tiled floor and wood burner

*Fitted kitchen (16m²) with french doors leading onto terrace. Plenty of units, room for a large dining. White goods are included

*back through the dining room and through a corridor with a

* WC - wash hand basin

*Office

*Cupboard housing the hot water boiler

*Through into the gorgeous lounge with chimney and wood burner

First floor

*Master bedroom (27m²) with shower room/WC ensuite

*Bedroom 10m²

*Room used as a guest room/dressing room (5.4m²)

*Room used as a single bedroom 7.7m²

*Family bathroom with bath, overhead shower, sink, and toilet

Exteriors :

The house sits in its own land with tree lined borders, lawns, pretty flower beds and a lovely graveled terrace where the views are far-reaching and superb. Complete privacy is assured. !!

Plenty of off-road parking

7kms Josselin

7kms Pleugriffet

40kms from the centre of Vannes

53 kms nearest beach (Séné)