

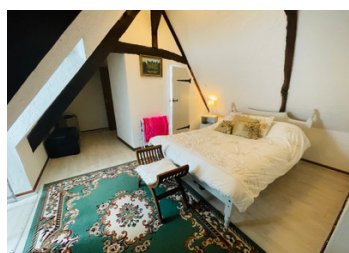
Beautiful character holiday home in Josselin with private parking. Fully furnished, ready to move in !

EXCLUSIVE



INFORMATION

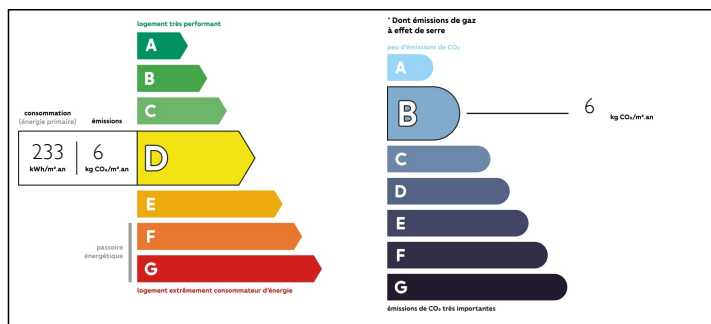
Town:	Josselin
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	75 m2



IN BRIEF

This house has a lot of character to match the others located on the same street. With 28 restaurants to choose from and all within walking distance, it will definitely spoil your appetite and if that wasn't enough, activities along the canal will fill your day or a simple stroll around the local market on a Saturday. Healthy living and view of the castle. Don't waste your time looking elsewhere! Charm and harmony define this Little City of Character. A flower town, with preserved natural heritage and architectural treasures, Josselin lives to the rhythm of cultural and sporting events. Josselin is located in the Morbihan department in central Brittany, between Rennes (to the east) and Vannes (to the southwest). It is a very pleasant town to visit in a pretty setting on the banks of the Oust and the Nantes-Brest canal overlooked by a castle. the town is classified as a "small...

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: 504 EUR

NOTES

DESCRIPTION

Entering this character home leads you into the lounge, which boasts a wood burner and attractive fireplace. Going through an archway leads to a lovely bijou kitchen which has everything you need. Upstairs there is an amazing large bathroom, freestanding bath, shower and even a wood burner! Super cosy!!

Another level offers two further bedrooms. Top floor; master bedroom with en-suite, has a shower and wc. This same level offers also a good size storage room and with a bit of creative imagination could be an office.

Lounge 27.5 sq m.

Kitchen 11.4 sq m.

Bathroom 12.2 sq m.

Bedroom 1 - 12.5 sq m.

Bedroom 2 - 10.1 sq m.

Master Room 18.6 sq m.

Storage space 13 sq m.

This property is D energy rated!! *****

New roof.

New wood burner.

New washing machine.

Private parking for 3 cars.

Walking distance to the Chateaux and magnificent town centre.

Schools and colleges.

Ploermel hospital only 7km.

Rennes, Pontivy and Vannes all very central and easy access.

Coastal trips are a car journey away.

Information about risks to which this property is