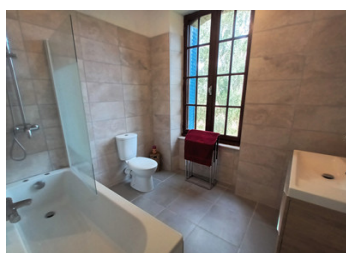
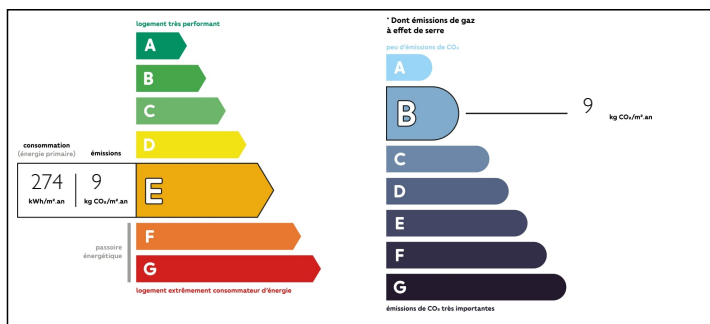


Attractive Stone 3 bedroom, 2 bathroom detached rural property with garden and exceptional countryside views.

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Mauron
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	80 m2
Plot Size:	6188 m2

## IN BRIEF

Positioned between Mauron and Guiliers at the edge of a hamlet, this house offers far reaching views of surrounding countryside. The well presented light and airy property has been renovated keeping many original features and charm, includes new fitted kitchen and bathrooms. Consists of entrance hallway with original wooden floor, to the front of property is the kitchen with breakfast bar, sitting room with large window and fireplace (which could accommodate a wood burner) to the rear of the property is a dining room with large patio door, leading out onto a raised wooden terrace, great for outdoor dining. This is an ideal position overlooking the garden and rolling countryside. Also on the ground floor is a large bathroom with bath and shower over, a useful storage cupboard and door that leads down to the basement. A beautiful original wooden staircase leads up to the first floor which...

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

Below the house is a basement, practical as a workshop/garage and storage of bikes and garden equipment. Outside the property there is enough land to have animals and a vegetable plot, there is a well, ideal for watering the garden. Parking space is accessed by double gates. Situated only a 6-minute drive to Maunon which has all amenities. Larger town of Ploërmel is a 20 minute drive with a beautiful large lake offering watersports and golf course. Explore Broceliande Forest with its myth and legend. . Medieval town of Josselin with its stunning chateau and the Nantes Brest canal is close too. Easy access to main road networks for ferry ports, airports and the North & South Brittany coasts.

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

## LOCAL TAXES

Taxe foncière: 280 EUR

## NOTES