

Detached Village house, 4 bedrooms with garage, garden, small house to renovate plus extra constructable land.

EXCLUSIVE

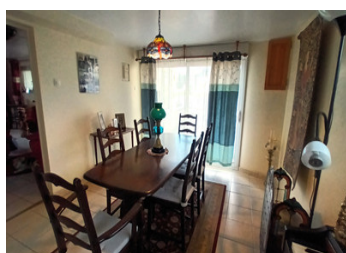
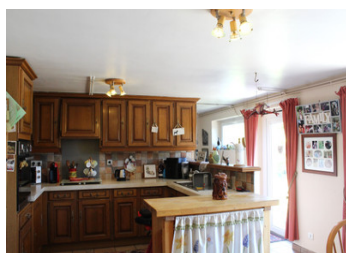


INFORMATION

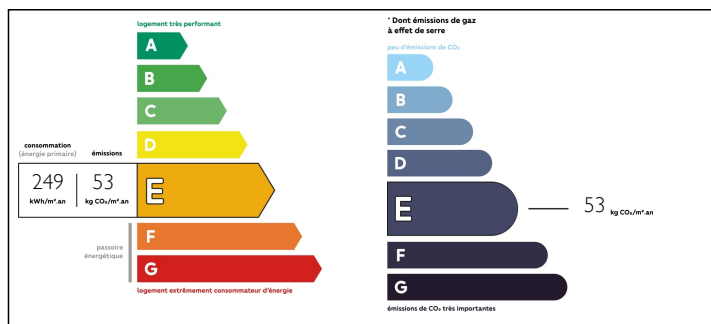
Town:	Guilliers
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	2724 m2

IN BRIEF

This well-maintained family home offers a spacious interior with a beautiful mature private garden with terrasse to the rear, large driveway, and garage to the front. There is also a small house attached to the garage that requires renovating but could provide an annexe or studio. In addition to the garden there is an adjoining piece of land/garden with own access from the road that is constuctable. The property comprises of conservatory to the front, an ideal place to relax and enjoy the afternoon sun, this leads into a large sitting room with fireplace and wood burner for those cosy nights by the fire, leading through to a dining room with patio door to the front, this could be used as a ground floor bedroom if required. To the rear of the house is a large, fitted kitchen/dining area with French doors and a single glazed door leading...

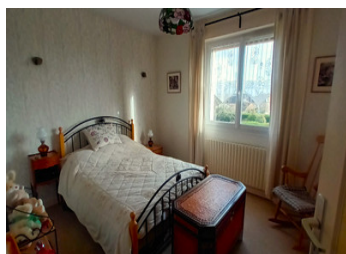
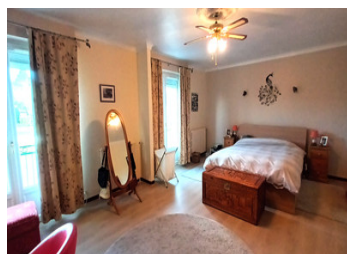


ENERGY - DPE



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.



DESCRIPTION

There is also a large shower room and laundry area. Boiler room. Stairs from the sitting room take you to the first floor, on the front of property there is a large main bedroom(27m2) with two French doors to balcony and another bedroom (13.5m2) with French doors to front and side window. Two further bedrooms overlook the rear garden both having built in wardrobes (12.3m2 & 11.45m2) there is a toilet and a bathroom with shower over the bath. At the end of the landing there is a 2nd entrance door with steps down to garden.

The property benefits from Fuel central heating, mains drains, roller shutters, double glazing and large enclosed garden.

There is also a greenhouse and shed in the garden. Attached to the garage is a single storey building with double glazed windows, requires some refreshing/renovation with bathroom, bedroom with cupboard and small sitting room with fireplace and wood burner, there is space to have a small kitchen area. Situated in the village of Guilliers with amenities. Larger town of Ploërmel is a 20-minute drive with Brittany coasts.a beautiful large lake offering watersports and golf course. Medieval town of Josselin with its beautiful Chateau or explore Broceliande Forest with its myth and legend. Easy access to main road networks for ferry ports, airports and the north and south

LOCAL TAXES

Taxe foncière: 815 EUR

NOTES

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