

Beautifully renovated 4 bedroom 3 bathroom detached property with garage and workshop and large garden.

EXCLUSIVE



INFORMATION

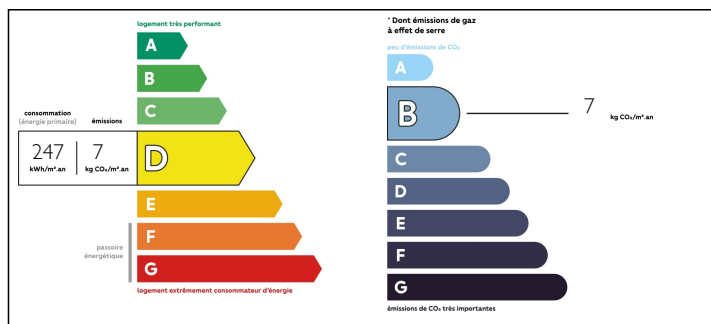
Town:	Mohon
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	140 m2
Plot Size:	2020 m2

IN BRIEF

Beautiful Countryside Property with Business Potential! Escape to this stunning detached property offering breathtaking views of the countryside, located just a short walk to Mohon and within a short drive to Ploermel and Josselin. Conveniently situated with easy access to major routes leading to Vannes and Rennes within an hour, this is the perfect blend of tranquility and accessibility. This meticulously renovated home boasts modern amenities while retaining its charming character. Double glazing throughout and recently insulated roof ensure energy efficiency and comfort year-round. With two entrances and two kitchens, complete with separate staircases to the bedrooms, there's immense potential for a lucrative gite business. Newly installed wood burner and pellet burner, complemented by radiators in the bathrooms. The property features a modern, fully fitted shaker style kitchen with built-in oven, microwave, and dishwasher, tiled floors throughout



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: 550 EUR

NOTES

DESCRIPTION

. The spacious lounge offers a cozy ambiance with a wood burner and tiled floors.

The very large utility room, or second kitchen could be useful if you wish to rent out as gîte as there is also a ground floor shower room with WC, and cave space, for storing bikes etc, ideal for additional living or storage. Plus, a generous garage and workshop provide ample space for cars and hobbies.

The first floor can be accessed via two staircases, the first is from the kitchen where you will discover the beautifully renovated bedroom flooded with natural light, including a master bedroom with an en suite bathroom. The second staircase is via the lounge to showcase 3 fabulously decorated double bedrooms one with a dressing room. The family bathroom boasts both a bath and walk-in shower with under floor heating, ensuring comfort and luxury.

The third bedroom has access to the loft space which is completely insulated and offers more space to convert if desired.

Outside, enjoy the tranquil oasis with abundant fruit trees, a vegetable plot, and two wooden terraces to soak in the southern exposure and picturesque views. The property also has a well.

Don't miss this opportunity to own a lovingly renovated home with endless possibilities and business ventures.

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