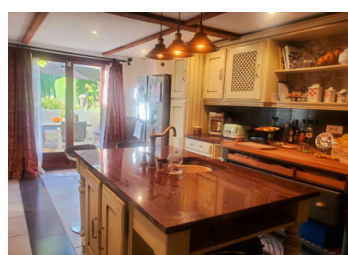
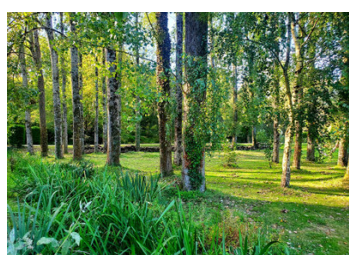
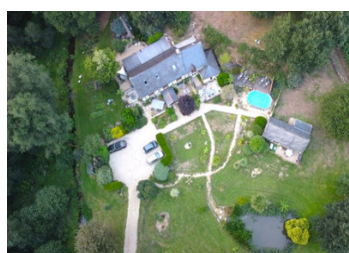


3KM Josselin ! A Character property consisting of a main habitation, two gites and swimming pool on 3 acres

EXCLUSIVE



INFORMATION

Town:	Guégon
Department:	Morbihan
Bed:	8
Bath:	5
Floor:	200 m2
Plot Size:	14740 m2

IN BRIEF

General information: This unique property is ideal for anyone looking for a residence offering holiday rental income and or entrepreneurial activity. Perfectly situated only a few minutes from the medieval town of Josselin with it's 15TH century Chateau and Canal - saturday market, restaurants, services and supermarkets nearby. Landscaped park of over 3 acres with a large pond. Without close neighbours. Quick access to the main roads serving PLoermel / Vannes/ Rennes. A one bedroom Gite with a private terrace is attached to the main residence. Double glazing in pvc and or wood . Heating in the main house is supplied by a wood burner with back boiler and or modern electric radiators . A two bedroom independant Gite with private terrace is opposite the main property. Both Gites have undergone a recent techical and decorative update - they are fully furnished...

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

Property with main house, two gites and swimming pool.

Main residence comprising of, on the ground floor : entrance- dining room with beamed ceiling and tiled floor,

an independant spacious fitted kitchen with direct access to a south facing terrace, a living room with wood burner - exposed beamed ceiling and direct access to the south facing terrace. To the rear is a large lounge with wood burner with a secluded terrace, a separate utility room, WC and sink.

On the first floor: Landing and rooms have solid wood flooring -exposed beams , comprising of two bedrooms with en-suite bathrooms, a bedroom or office.

The second floor also has solid wood flooring comprising of: two further bedrooms with sloping ceilings , exposed beams and Velux windows.

GÎTE 1 recently refurbished, attached to main habitation-

Comprising of, on the ground floor: a recent kitchen /diner, a shower room-wc, living room with patio doors direct to a south facing terrace/ barbecue area. The first floor has one large bedroom, a mezzanine.

GÎTE 2 independant: approx 15 metres from the main house...recently refurbished: a newly fitted kitchen and appliances, a shower room-wc, a living room with patio doors to a private terrace.

First floor landiong serving two bedrooms, each with velux windows.

EXTERIOR :

There is a recently installed above ground wooden swimming pool with an automated treatment pump and filter system, a large pond and stream that runs through the land.

A...

NOTES