

**JOSELIN area Large farmhouse in a hamlet with 5 bedrooms and a garden. Commercial Potential or vacation**



## INFORMATION

Town:	Josselin
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	175 m2
Plot Size:	464 m2



## IN BRIEF

In the heart of a small, quiet hamlet just a few kilometers from the magnificent medieval town of Josselin, discover this charming semi-detached farmhouse, combining antique materials, spacious rooms, and natural light.

Perfect for family living or as a vacation home. B&B potential.

Living area: 175m<sup>2</sup>

5 bedrooms including a master suite with private bathroom. Single-story living is possible or can be used as a separate unit.

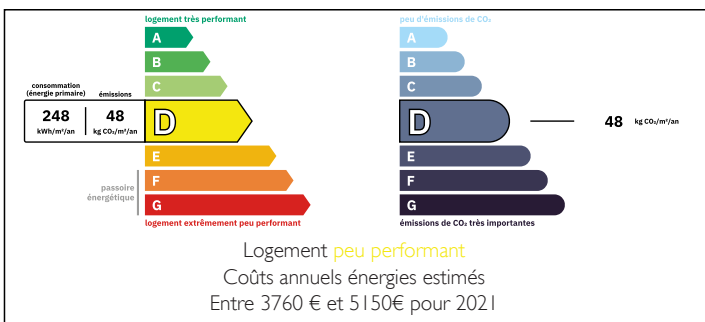
3 bathrooms (one en suite to the master suite).

The living room with its exposed beams, natural stone walls, and fireplace is spacious, very bright, and comfortable.

The kitchen is modern with characterful, high-quality features and tastefully decorated.

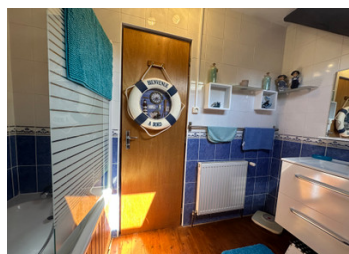
The warm atmosphere that emanates from this

## ENERGY - DPE



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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

Countryside location – Rennes/Vannes axis – Close to the Rohan Castles, the Nantes-Brest Canal, and Brocéliande Forest

Located in the heart of a small, peaceful hamlet just a few minutes from the medieval town of Josselin, this authentic stone farmhouse combines old-world charm with modern comforts. A rare opportunity for lovers of nature, heritage, and tranquility, while remaining close to major roads (Rennes 1 hour away, Vannes 45 minutes away) and the beautiful beaches of the Gulf of Morbihan.

A peaceful escape in the heart of the Breton countryside.

Behind its stone facade, you will discover 175 m<sup>2</sup> of living space gracefully blending old materials, spacious rooms, and soft natural light.

The modern kitchen, with high-quality finishes, elegantly combines rustic charm and contemporary comfort. An adjoining dining room with its wood-burning stove can accommodate both family meals and breakfasts.

The warm and spacious living room offers a unique ambiance with its exposed beams, natural stone walls, and period fireplace: a pleasant gathering place, whatever the season.

Upstairs, the house has five bedrooms, including a master suite with a private bathroom. The two other bathrooms complete the sleeping area, designed to welcome family and friends in a welcoming atmosphere.

However, creating a single-story living space is also possible.

Outside, an adjoining enclosed garden invites you to relax, gardening or simply enjoy the tranquility.

At the front, there is a private parking space where you can comfortably park two cars. A main workshop serving as a technical room or storage completes the property.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES