

17th-century house. A little gem in the heart of the medieval town of Josselin. 6 rooms, 4 bedrooms, terrace.



## INFORMATION

Town:	Josselin
Department:	Morbihan
Bed:	4
Bath:	1
Floor:	210 m <sup>2</sup>
Plot Size:	20 m <sup>2</sup>



## IN BRIEF

17th Century House – Heart of a Medieval Town, near Brocéliande

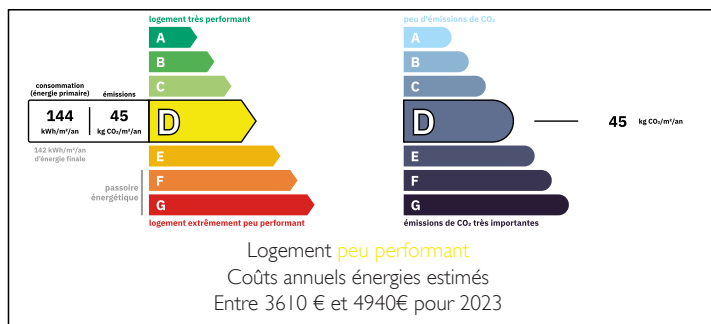
Located in the heart of the medieval town of Josselin, a stone's throw from Rohan Castle and 30 minutes from the beaches of the Gulf of Morbihan, this authentic 210m<sup>2</sup> house, dating from the 17th century (1650), offers a rare charm and commercial potential that will surely captivate you. Perfect for a family, an artist, or a craftsman.

With approximately 210m<sup>2</sup> of living space, this characterful property offers six rooms, including four bedrooms, spread over several levels.

On the ground floor, you will find: A spacious and welcoming living/dining room. On the first floor, a dining room with an open-plan kitchen, and a bedroom or living room with access to the south-facing terrace, a bathroom, and a toilet.

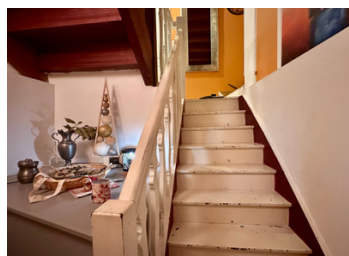
Upstairs, there are two bedrooms, an attic

## 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

A 17th-century gem in the heart of medieval Josselin – City of the Kings of France  
Some houses tell a story.  
This one has been whispering its tale since 1650.

Nestled in the heart of medieval Josselin, near the majestic Rohan Castle and close to the basilica, this authentic 17th-century residence is a true historical treasure. Just a stone's throw from the beaches of the Gulf of Morbihan and at the gateway to the magical Brocéliande Forest, a land of legends and mysteries, it enjoys a rare location, a blend of heritage, nature, and the art of living.

Offering approximately 210 m<sup>2</sup> of living space, this characterful property spans several levels and features six rooms, including four bedrooms, with further potential for renovation.

On the ground floor, the living spaces invite conviviality.

The entrance opens onto the cobbled street and a space of approximately 50 m<sup>2</sup>. Currently elegantly furnished as a living and dining room, it could be used as an artist's studio, a wellness center, or even a commercial space; the layout lends itself harmoniously to these possibilities.

The staircase leading to the first floor opens onto a living area comprising a kitchen open to the dining room, a bathroom, and a bedroom with direct access to the terrace. The rooms are spacious, imbued with a rich history, and open onto a terrace perfect for sunny days.

On the second floor, a landing with a large closet leads to two beautiful bedrooms that further enhance the charm of the property.

The converted...

## LOCAL TAXES

**Taxe foncière: 1764 EUR**

**Taxe habitation: EUR**

## NOTES