

Beautiful detached home full of character, with private parking and a stunning garden with views. Energy D!

EXCLUSIVE



## INFORMATION

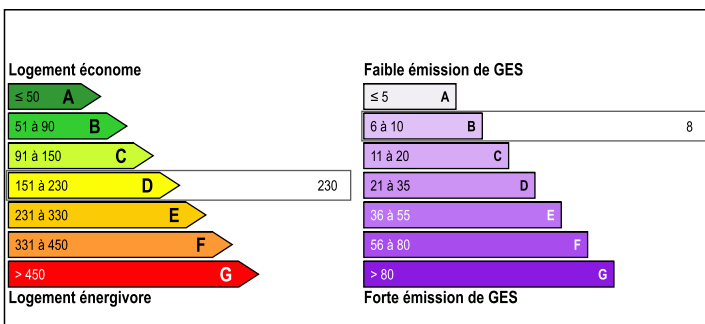
Town:	Guilliers
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	80 m <sup>2</sup>
Plot Size:	2180 m <sup>2</sup>



## IN BRIEF

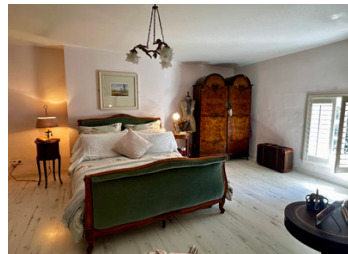
Beautiful cottage sitting in a pretty hamlet. Enjoying a peaceful location yet is only 2.5km to the local village of Guilliers with all its amenities. The house has been completely refurbished and has a beautiful open plan lounge/kitchen with wood burner. Land surrounds the property. There is a separate plot some 100m away which and is bordered by a stream.

## 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

This charming house offers contemporary open-plan living, with the bespoke tiled kitchen floor and lounge welcoming you immediately upon entry.

The space is full of character, featuring beautiful wooden floors, exposed beams, and a cozy wood burner. The kitchen area provides direct access to the garden.

Upstairs, you'll find a bathroom serving two comfortable size bedrooms.

Outside, the garden is rich in character, with plenty of trees creating a peaceful setting. The property also includes an additional parcel of land located just a few hundred metres away, by the stream.

Ideally situated, the picturesque tourist town of Josselin, known for its stunning castle and canal, is less than 20 km away.

- Energy rating D.
- Fosse Conforms.
- Double glazed windows.
- Off-road private parking.
- Good conditioned property.
- Wifi connection.
- Includes some furniture.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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