

Ideally located holiday home close to Josselin, Guégon and the Nantes-Brest Canal. Plenty of storage space!

EXCLUSIVE



INFORMATION

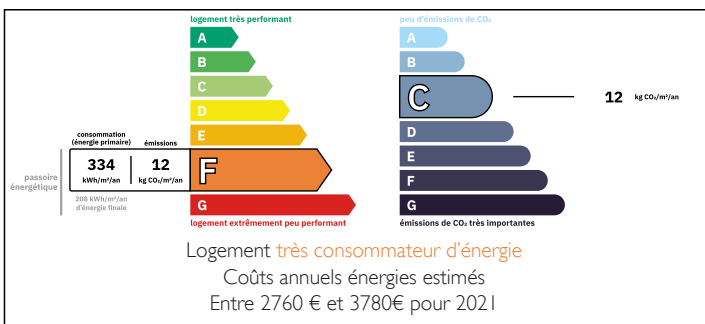
Town:	Guégon
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	800 m2

IN BRIEF

Tucked away in a discreet and peaceful position beside the picturesque Nantes-Brest Canal, this charming attached stone cottage offers a rare opportunity to enjoy the best of the Breton countryside. Hidden from view and known only to those familiar with the area, the property enjoys a wonderfully secluded setting while being within easy walking distance of the historic town of Josselin and close to the village of Guégon.

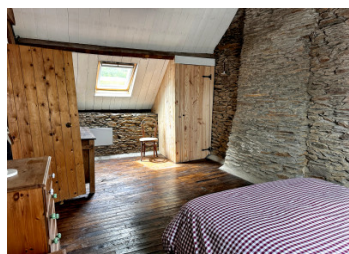
Full of character, the cottage is attached on one side and benefits from both a charming front garden and a private rear garden, providing inviting outdoor spaces to relax, dine or enjoy the peaceful surroundings. With the canal towpath on the doorstep, the property is ideally placed for walking, cycling and exploring, while Josselin's château, cafés, restaurants and weekly market are all just a pleasant stroll away.

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.



NOTES

DESCRIPTION

Perfectly positioned for discovering Brittany's many inland attractions, including forests, lakes, picturesque villages and historic towns, the property is also within a comfortable drive of the region's beautiful north and south coasts, making it an ideal base for holidays or year-round living.

Combining character, privacy and an exceptional location, this delightful cottage is equally suited as a permanent home, holiday retreat or investment opportunity.

On entering the cottage, you are welcomed into a spacious open-plan living area, where the lounge and kitchen combine to create a bright and sociable space, ideal for everyday living and entertaining. A charming wood-burning stove provides a cosy focal point, adding warmth and character to this inviting space.

The first floor offers two generous double bedrooms, together with a substantial mezzanine that provides excellent flexibility as a home office, reading area or potential third bedroom, subject to any necessary consents. The family bathroom is enhanced by elegant Juliet balcony doors, allowing plenty of natural light and attractive views.

Outside, the property benefits from a useful hangar offering ample storage, parking or workshop space. In addition, there is a second stone outbuilding with excellent potential. Whether renovated over time (subject to the necessary permissions) or retained as storage, a workshop or hobby space, it presents an exciting opportunity to add further value and versatility to this charming property.

Property Details.

Ground Floor

Open-plan lounge and kitchen: 57 m²

Spacious and characterful living area featuring a