

.Delightful stone semi-detached cottage 3 bedrooms, two bathrooms, terrasse, and garden.



INFORMATION

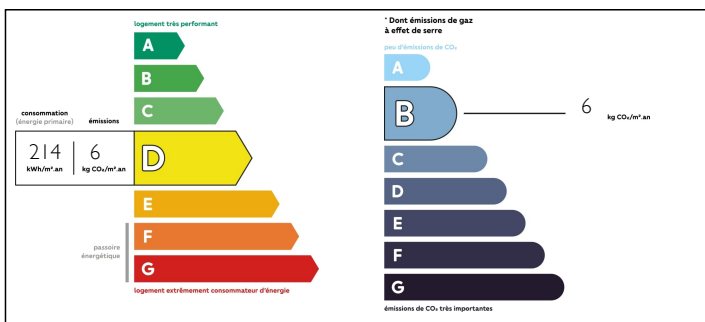
Town:	Guégon
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	800 m2



IN BRIEF

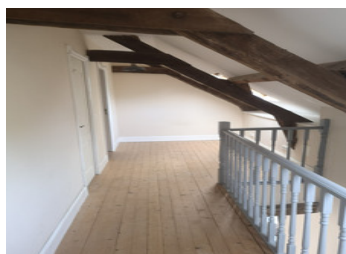
This is a perfect holiday or investment property. Or a family home. Situated just a few minute's drive from the medieval town of JOSSELIN, the main motorways to VANNES and RENNES and the coast in under an hour. Entrance to the large open plan, lounge/kitchen diner with exposed stonework, pellet stove, and exposed wood beams. Country cozy and well renovated. Tiled floor, double-glazed wood windows, and doors with electric radiators. Access to the garden via patio doors. The ground floor has a w/c with space for washing machine. The first floor; Showcases three delightful bedrooms with wood floors, exposed stone and all double glazed windows or velux windows., electric radiators. The master suite has a bathroom with bath, and an overhead shower with WC. There is also a family bathroom with a bath and an overhead shower. The property has an attached building for renovation. perfect as a future gite or even to enlarge the current property...

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

The property has been well renovated with insulation, radiators, a good roof, and a conforming drainage system shared with the property next door. Private garden to the rear and the possibility to renovate the building attached as a business/gite or larger home or garage.

DIMENSIONS:

LOUNGE/KITCHEN/DINER: 60M²

BEDROOM1: 10M

BEDROOM2: 12M²

BEDROOM 3 WITH ENSUITE: 14M² (4M²)

BATHROOM: 6M²

ATTACHED STONE BUILDING TO RENOVATE
OVER 60M².

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

NOTES