

**Under Offer! Beautiful stone property with stunning views, double garage with two gardens.**



## INFORMATION

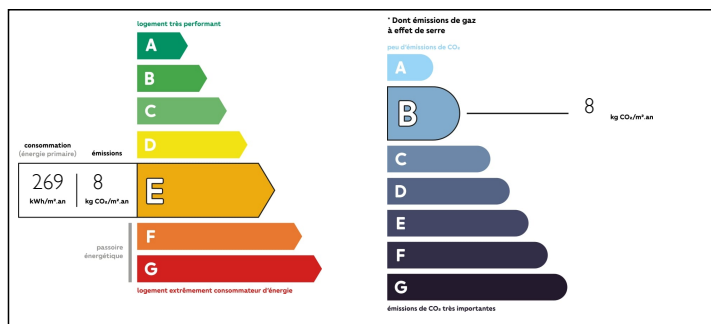
Town:	Guillac
Department:	Morbihan
Bed:	2
Bath:	2
Floor:	79 m2
Plot Size:	3100 m2

## IN BRIEF

This beautiful property stone cottage has so much charm with views for sunrises and those French sunsets. Ideal for your holidays, located in a small village in the commune of Guillac. Composed of two living rooms, a newly fitted kitchen with fan control to keep it cool, a newly fitted bathroom with wc on the ground floor, two bedrooms on the first floor. Wood burner heating & electric, recently installed septic tank, lovely new fitted terrace. 5 minutes from Josselin and surrounded by nature and canal for beautiful walks in summer as well as in winter. Plenty of storage space and the best feature is a double garage! Two gardens, plus a field but you don't need to maintain this.

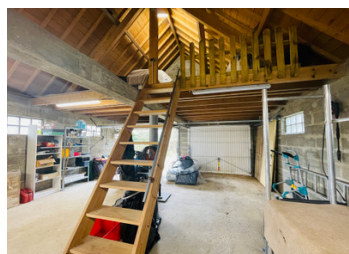


## ENERGY - DPE



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

On entry via a gate, leading through a small garden : The front door and two windows either side : you have a good size lounge and reception room. The glow of the wood burner is the focal point of this room, light and bright. From here; you have a hallway and storage space. Three separate doors leading to two further storage areas and downstairs bathroom and WC.

The kitchen is newly fitted and square with the most amazing views leading onto a terrace, so much privacy for those sunny days. Upstairs you have two bedrooms and fitted wardrobes plus a WC.

A 60 SQ M double garage with plenty of storage, split on two levels. Plenty of land to store extra wood and very practical garden.

- \*Double glazed.
- \*Every window has shutters.
- \*Newly fitted fosse septic.
- \*Double garage with electricity.
- \*Two gardens.
- \*Terrace.
- \*Newly fitted kitchen, with dishwasher!
- \*Private design garden and a guest garden for entertaining.
- \*Every window has a view!!

## 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>