

Stunning detached house, close to the canal & Josselin. Amazing views with secret gardens in a quiet location.



## INFORMATION

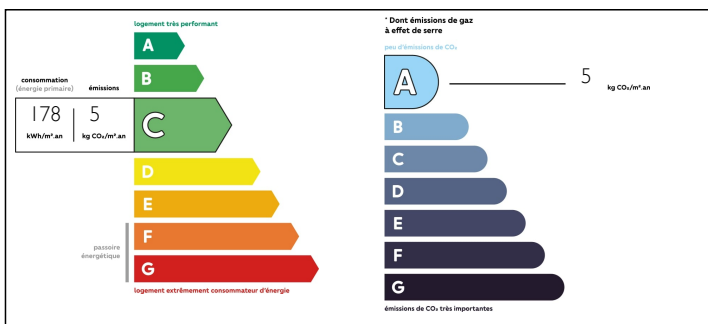
Town:	Guillac
Department:	Morbihan
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	7120 m2

## IN BRIEF

The department of Morbihan in the south-eastern part of Brittany has a coastal area offering a micro-climate, the Morbihan Gulf on the south coast; where you will find the ancient town of Vannes. Morbihan is bordered by Cotes-d'Armor to the north, Ille -et-Vilaine to the east, Pays de la Loire to the southeast and Finistere to the west. Morbihan's main activities are agriculture, fishing and tourism. Oysters are cultivated in the Gulf of Morbihan. Tourism is popular along the Morbihan coastline and in the medieval towns and villages dotted around the countryside. This property is a walking distance away to reach the Nantes-Brest canal, Josselin has lots to offer all year round. With this house you have your own peace of tranquility, and being on the edge of a hamlet - just gives you that extra privacy. You will never get bored of sitting in the different secret locations of 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.



## LOCAL TAXES

**Taxe foncière: 720 EUR**

## NOTES

## DESCRIPTION

Property features :

C energy rating property.

Fosse conforms. No work needed.

Double Glazing.

Shutters.

Design windows.

Garage.

Garden.

Internet connection.

New boiler.

Fitted kitchen with all appliances, with two ovens!

Property comes with mower, hot tub and petanque lane, plus vegetable patches and own small pond.

Huge terrace around the house.

Design garden with exotic plants.

Driveway for up to 5 cars parking.

Wood burner heating and electric.

Property description

Elegant contemporary house, built in 2010, located outskirts of the town of Josselin, in a quiet area that is on the edge of the hamlet.

- Ground floor: Of an entrance hall, a bright lounge/dining room with a wood stove, a fitted and equipped kitchen with dining area, with plenty of cupboard space and shower room, an Independent WC. And a utility room with cupboard and laundry area plus shower. A downstairs bedroom or bureau.

- Upstairs: A large landing leading to three bedrooms with a storage/linen room, a large bathroom, WC.

- All three bedrooms have views and lots of space.

A garage and garden shed complete the package.

Surrounding garden of 7,000m<sup>2</sup>. You can reduce the size and change it into a smaller garden, allowing it to grow naturally.