

Discover this little 17th century gem without delay. Near Josselin



## INFORMATION

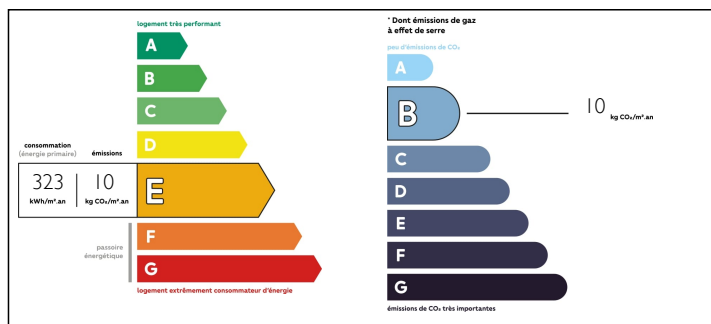
Town:	Cruguel
Department:	Morbihan
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	205 m2



## IN BRIEF

Magnificent mansion dating from the 17th century in the heart of a village near Josselin. This 6-room house built in cut stone, with natural slate roofing, is part of a large Notary's house. Here, the charm of the old, noble materials, stone and wood will take you back in time! Entry to the house into a very pretty, cozy living room, with fireplace and cut stone walls, the atmosphere is intimate and warm. A real cabinet of curiosities! Then, the dining room, it is bright and opens onto the garden on the south side. The charming kitchen also overlooks the garden. Upstairs, the landing leads to 3 pretty bedrooms, a very unusual bathroom with toilet and a convertible attic. Outside, the small garden, completely hidden from view, will enchant you with the smell of its flowers and their colours. This peaceful and poetic place will enchant you! Come and visit it quickly.

## 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

Living room: 35 m<sup>2</sup>

Dining room: 19 m<sup>2</sup>

Kitchen: 11 m<sup>2</sup>

Bedrooms: 20m<sup>2</sup> / 13 m<sup>2</sup> / 11 m<sup>2</sup>

Bathroom: 10 m<sup>2</sup>

Garden: 200 m<sup>2</sup>

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

## NOTES