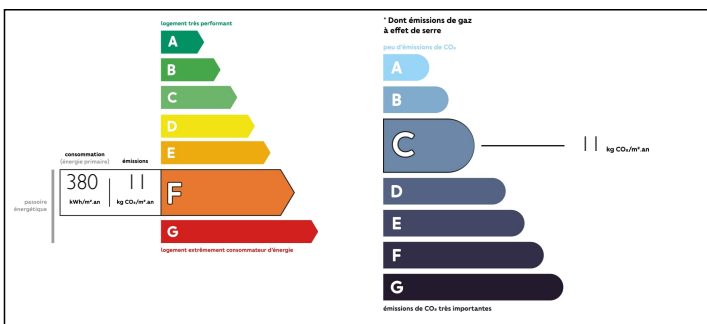


UNDER OFFER! Semi detached cottage with 2 bedrooms and a garden. In a picturesque hamlet. LIZIO.

EXCLUSIVE



ENERGY - DPE



INFORMATION

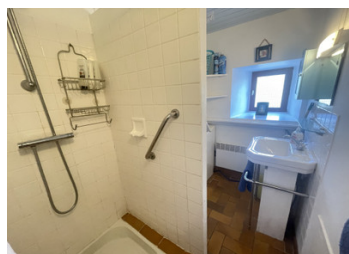
Town:	Lizio
Department:	Morbihan
Bed:	2
Bath:	1
Floor:	60 m²
Plot Size:	270 m²

IN BRIEF

Charming 2-bedroom cottage in a quaint hamlet. Discover your perfect retreat with this adorable 2-bedroom cottage, nestled in a picturesque hamlet. Just a short 5-minute drive from the enchanting town of Josselin and less than an hour's journey to the coastline and ports, this cottage offers the ideal blend of tranquility and convenience. Key Features: Warm and welcoming entrance: Step into a spacious entrance hall with a tiled floor, exposed beams, and stonework, setting the tone for the character and cosiness that awaits you. Open-Plan: The heart of the home is a delightful open-plan lounge and kitchen area, featuring a charming wood burner that promises cosy evenings. The external door connects the indoors to the garden, perfect for enjoying the fresh air.

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 ground floor hosts a spacious double bedroom showcasing exposed beams, adding to the cottage's rustic charm. A well-appointed shower room and convenient WC are also situated on the ground floor providing comfort and functionality.

First floor: Ascend to the first floor, where you'll find another inviting double bedroom. This floor also provides access to the loft area, presenting an exciting opportunity for conversion into an additional bedroom with space for an en suite.

Outdoors : The property boasts a compact garden that is just as delightful as the cottage itself. Enjoy the serenity of this outdoor haven, and make use of the convenient shed for your storage needs.

???? Why Choose This Cottage?

This charming 2-bedroom cottage is more than just a home; it's a lifestyle. With its perfect location in a serene hamlet, you'll relish the peace and quiet while having easy access to the enchanting town of Josselin and the allure of the coast and ports. The cottage's timeless features, including exposed beams and stonework, blend seamlessly with modern comforts, creating an irresistible blend of character and convenience. Don't miss the chance to make this cottage your own serene haven.

Work required for insulation, single glazed windows,

NOTES

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