LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35233DEM56 Price: 281 000 EUR

agency fees to be paid by the seller

Beautifully renovated village centre house, attached guest house, and walled garden with well.







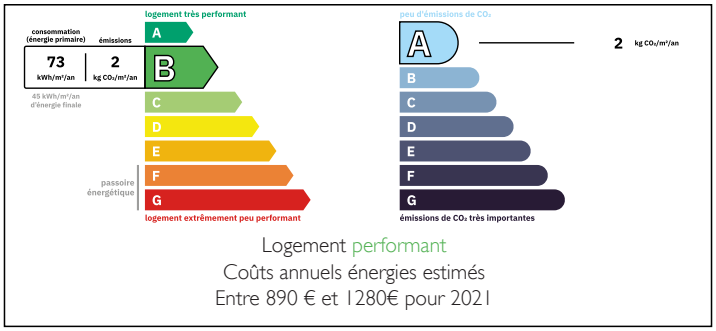








ENERGY - DPE



Logement performant
Coûts annuels énergies estimés
Entre 890 € et 1280€ pour 2021

INFORMATION

Town:	Guégon
Department:	Morbihan
Bed:	5
Bath:	3
Floor:	240 m2
Plot Size:	340 m2

IN BRIEF

Discover this beautiful stone house in a village centre, beautifully renovated to an exceptional standard. Close to the famous and beautiful town of Josselin with its spectacular chateau. This house is on three levels offering you on the ground floor a beautiful living room with bespoke fully fitted and equipped kitchen, living room with wood stove, double height dining room with views over the terrace and garden, laundry room and WC.

On the first floor a landing which serves two bedrooms including a master suite (shower room and dressing room), a bathroom.

On the second floor, a hallway, two large bedrooms and a bathroom with toilet.

As an extra bonus, interlinked via the dining room, adjoining accommodation that can be independent offers you a living room with wood burner, corner

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**478 EUR**

NOTES

DESCRIPTION

GROUND FLOOR
Entrance
Open kitchen/living room.
Full height dining room with access to the garden
Back kitchen/laundry room
WC
Door leading to adjoining house with open plan living room/kitchenette, bedroom and shower/WC upstairs. Separate front entrance.

FIRST FLOOR
Landing
Bedroom
Bathroom
Second bedroom with attached dressing, shower/WC, access to private terrace and steps to garden

SECOND FLOOR
Two large bedrooms
Shower/WC.
ANNEXE : Open plan lounge and kitchen with wood burner. First floor bathroom and large bedroom.

OUTSIDE
Terrace
Garden
Well
Garage
Two pompe a chaleur
Solar water heating system

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