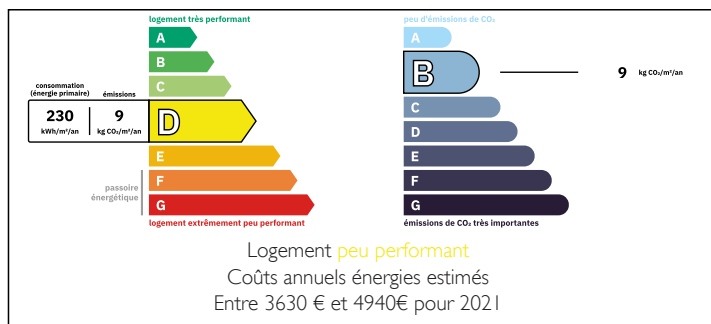


Exceptional property! Long farmhouse with a lake, 7 rooms, 4 bedrooms, garage, and well. Commercial potential.



ENERGY - DPE



INFORMATION

Town:	Guilliers
Department:	Morbihan
Bed:	4
Bath:	3
Floor:	238 m²
Plot Size:	12458 m²

IN BRIEF

A gem nestled in a verdant setting, this spacious 238 m² house sits on a 12,458 m² wooded plot.

With its 7 rooms, including a 64 m² living room with a fireplace and a very beautiful staircase, it offers an ideal living environment for a family seeking tranquility and space.

Built in 1900, the house possesses undeniable charm, although it requires renovation to reveal its full potential.

The interior comprises 4 comfortable bedrooms with original parquet floors and 2 bathrooms, catering to everyone's needs. The convertible attic adds further potential.

An adjoining, independent studio/workshop with its own bathroom could be converted into a gîte or guest house.

The west-facing aspect ensures abundant natural light throughout the day, creating a warm and inviting atmosphere. The ambient calm, promotes a

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

COUP DE COEUR!

Authentic Farmhouse, Independent Workshop, and Private Lake – Magical Natural Setting

Just 15 minutes from Ploërmel and 1 km from the village, discover a truly unique place.

Nestled in the heart of a charming little hamlet lies this soulful farmhouse, surrounded by nature, forest trails, and a nearby river.

Here, everything exudes tranquility, greenery, and a gentle way of life.

An Enchanting Setting!

The wooded park surrounds the property like a jewel, and the private pond creates a soothing, almost magical atmosphere.

No overlooking neighbors, only birdsong and the silence of the countryside.

The Farmhouse: charm, spaciousness, and character. From the moment you enter, the large 63 m² reception room impresses with its charm and light. The windows on either side allow natural light to flow through, highlighting the room's generous proportions. The authentic and robust travertine flooring adds undeniable character to the whole. The large, prominent fireplace creates a welcoming, authentic, and warm atmosphere, ideal for enjoying convivial moments.

The beautiful staircase rises elegantly and leads to the upper floors, promising comfortable bedrooms. The ground floor also offers:

A kitchen with a wood-burning stove and direct access to the garage and its attic. A ground-floor bathroom with a toilet.

Upstairs:

Comfort, charm, and potential.

Four bedrooms, all with beautiful original parquet flooring, offer warmth and character.

The colorful, tiled bathroom is unique.

Finally, a spacious, accessible top floor is ready to be converted to suit your needs: an additional bedroom, a playroom, a library, etc.

LOCAL TAXES

Taxe foncière: 754 EUR

NOTES