LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A42074NWA56 Price: 249 600 EUR

agency fees included: 4 % TTC to be paid by the buyer (240 000 EUR without fees)

Large village house in the heart of the medieval town of Josselin. 5 bedrooms, private garden, outbuilding.







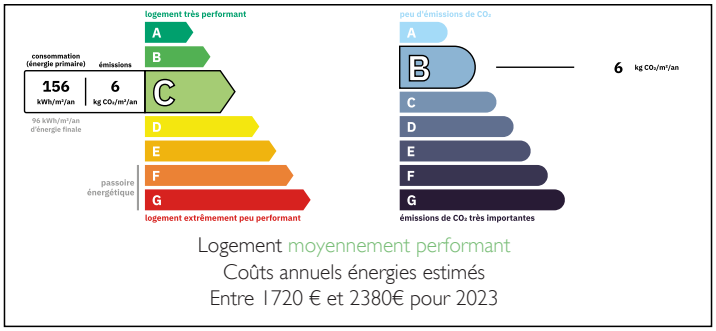








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1720 € et 2380€ pour 2023

INFORMATION

Town:	**Josselin**
Department:	**Morbihan**
Bed:	**5**
Bath:	**3**
Floor:	**134 m2**
Plot Size:	**847 m2**

IN BRIEF

RARE à JOSSELIN!
Stone House with garden_5 Bedrooms – outbuilding to renovate.
Historic Heart of Josselin
Located in the heart of the medieval village of Josselin, just steps from the castle and all amenities within easy walking distance, this beautiful stone house combines authenticity and comfort.

It offers a welcoming living area with a fireplace and wood-burning stove, a charming kitchen with exposed beams and stonework, a utility room, and a bathroom with a bathtub.

The house has 5 bedrooms spread over 2 levels, some with fireplaces, exposed beams, original parquet flooring, and garden views.

Outside, you will enjoy a private garden with mature trees, a large covered terrace, and a stone

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.

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LOCAL TAXES

Taxe foncière:	**591 EUR**

NOTES

DESCRIPTION

Magnificent stone house with garden in the heart of the medieval village of Josselin

Located in the heart of the medieval village of Josselin, a stone's throw from the castle and all amenities within walking distance, this charming stone house captivates with its authenticity, spaciousness, and warm atmosphere. A rare find in this sought-after area.

A characterful house combining charm and comfort

Upon entering, the house opens onto a living space offering a welcoming and warm atmosphere.
The living room, with its fireplace and wood-burning stove, boasts a view of and direct access to a private terrace and garden at the rear.
The authentic kitchen is full of character.
Highlighted by its exposed beams and stone walls, an antique fireplace lends a cozy and inviting feel to the space.
A utility room completes the kitchen, as well as a bathroom with a bathtub, which also serves as a laundry room.
The entire ground floor is fitted with double-glazed PVC windows.

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An original wooden staircase leads to the upper floors and provides access to the bedrooms.
An intermediate room can serve as an office, playroom, or guest bedroom.
On the first floor:
A bedroom with a fireplace, exposed stone walls, beams, and original parquet flooring.
A second bedroom overlooking the garden, also with a fireplace, beams, and exposed stone walls.
A shower room equipped with a shower, sink, and toilet.
On the second floor, under the eaves:
Two large, bright bedrooms with Velux-style