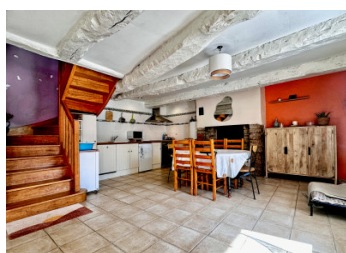


Detached 3-Bedroom Cottage with Outbuilding and Garage – Village location with amenities near Josselin!



INFORMATION

Town:	Guégon
Department:	Morbihan
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	170 m2



IN BRIEF

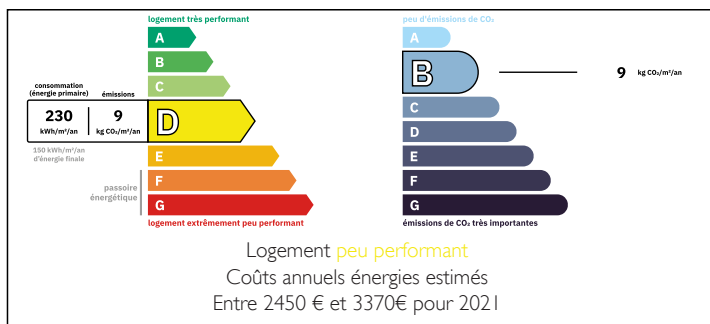
Situated in a quiet village just a short distance from Josselin, this charming detached cottage offers comfortable family living with additional outbuildings and scope for further use.

The property comprises a spacious living and dining room, providing a bright and welcoming central space, along with a fitted kitchen offering direct access to the rear of the property patio. The ground floor also benefits from a bathroom and practical living layout.

Downstairs, there are three well-proportioned bedrooms and a bathroom, making the property suitable for family living or as a holiday home.

Externally, the property features a outbuilding, ideal for storage. A garage provides secure parking and additional storage space.

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.



NOTES

DESCRIPTION

Situated in a well-served village of Guégon, just 4 minutes from the historic town of Josselin, this attractive detached stone cottage offers spacious accommodation along with useful outbuildings and a garage.

The property features a characterful stone exterior and is ideally positioned within walking distance of local amenities, including a bakery, restaurant, tabac, doctors and pharmacy.

The ground floor comprises a generous kitchen/dining room of approximately 36m², providing a bright and practical living space. Additional ground floor space includes a cellar (4m²), ideal for storage.

Upstairs, the property offers three bedrooms (12m², 11m² and 10m²), along with a family bathroom (5m²). A large mezzanine area of 37m² provides flexible living space, ideal as a lounge, office or additional sleeping area. A second bathroom (13m²) and a separate office or dressing room (12m²) complete the upper floor.

Externally, the property benefits from a substantial stone outbuilding (12m²) with concrete flooring and electricity, offering excellent potential for workshop use or further development (subject to permissions). The garage (15m²), located to the left of the house, is ideal for storage or off-road parking.

The property is set within a pleasant village environment, combining convenience with a peaceful setting. Josselin, a picturesque medieval town with canal-side walks, is just a short drive away, while the coastal city of Vannes can be reached in approximately 45 minutes.

Key Features:

Detached stone cottage

Three bedrooms