LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46079JAM56 Price: 195 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (180 556 EUR without fees)

A lovely barn conversion with bags of character. 6 bedrooms and 3 bathrooms including 2 bed independent gite.

EXCLUSIVE















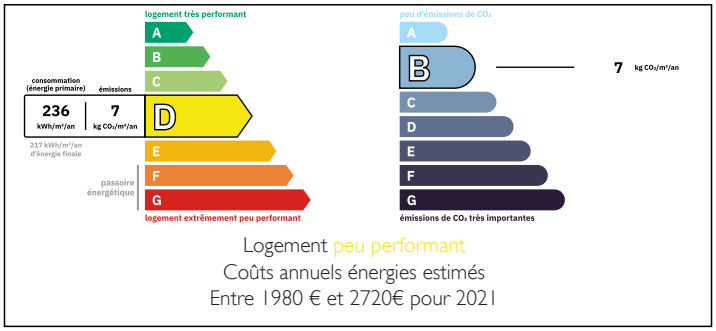
INFORMATION

Town:	Mohon
Department:	Morbihan
Bed:	6
Bath:	3
Floor:	186 m2
Plot Size:	2059 m2

IN BRIEF

Full of charm and character, this beautifully presented semi-detached stone cottage offers versatile accommodation, modern comforts and excellent income potential thanks to its adjoining gîte with separate entrance. The heart of the home is the spacious open-plan kitchen and dining room featuring a large central island, perfect for family life and entertaining. A cosy lounge with wood burner provides a welcoming retreat, while the upper floors offer four bright bedrooms, including a principal bedroom with en-suite and mezzanine area, plus a family bathroom. Original wooden flooring and an abundance of natural light add to the property's appeal throughout. The adjoining gîte comprises a kitchen/utility room, lounge with wood burner and patio doors to the garden, two bedrooms and a bathroom. Outside, the generous grounds include a covered terrace, lawned gardens, vegetable plot, garden shed, camper van parking and...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1980 € et 2720€ pour 2021

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:	**665 EUR**

NOTES

DESCRIPTION

This delightful semi-detached cottage combines traditional Breton character with practical modern living and the added advantage of a self-contained gîte, making it ideal as a family home, holiday retreat or income-generating property.

A large gravel driveway provides ample parking and leads to the main entrance via a useful porch, offering practical storage for coats and footwear. Stepping inside, you are welcomed into a spacious open-plan kitchen and dining room, undoubtedly the heart of the home. The impressive central island creates a sociable focal point, ideal for family gatherings and entertaining guests.

To one side of the property, a comfortable lounge benefits from a wood-burning stove, creating a warm and inviting atmosphere throughout the cooler months.

Stairs rise from the main living area to the first floor where three attractive bedrooms can be found. One of the bedrooms enjoys the added luxury of an en-suite and mezzanine level, creating a unique and versatile space that could be used as a dressing area, office or relaxation zone. A family bathroom serves the remaining bedrooms and features both a bath and separate shower cubicle.

A further staircase leads to the fourth bedroom, providing additional privacy and flexibility for family members or guests.

Throughout the property, original wooden floors and character features blend beautifully with modern updates, while the bright, airy rooms enjoy plenty of natural light.

Connected via the main kitchen, yet capable of functioning independently thanks to its own separate entrance, the adjoining gîte offers excellent potential for holiday letting, multi-generational living...